

# FOR SALE



Open storage land/development Site  
Suitable for a variety of uses  
Planning permission for residential  
scheme

3 DOLLY LANE, LEEDS, LS9 7TU

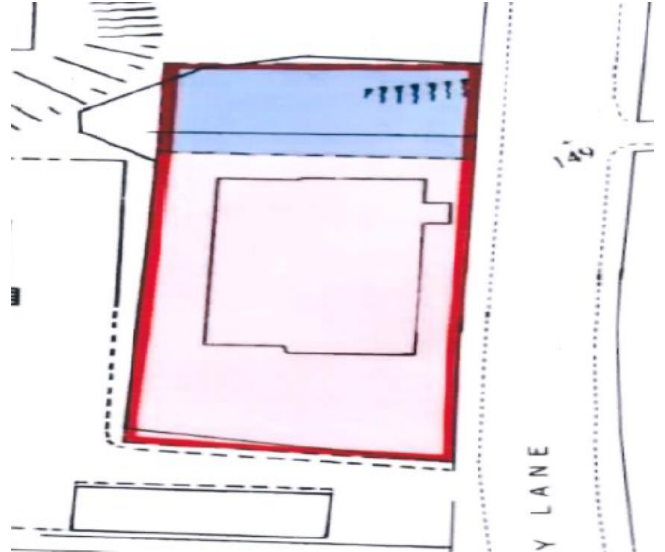
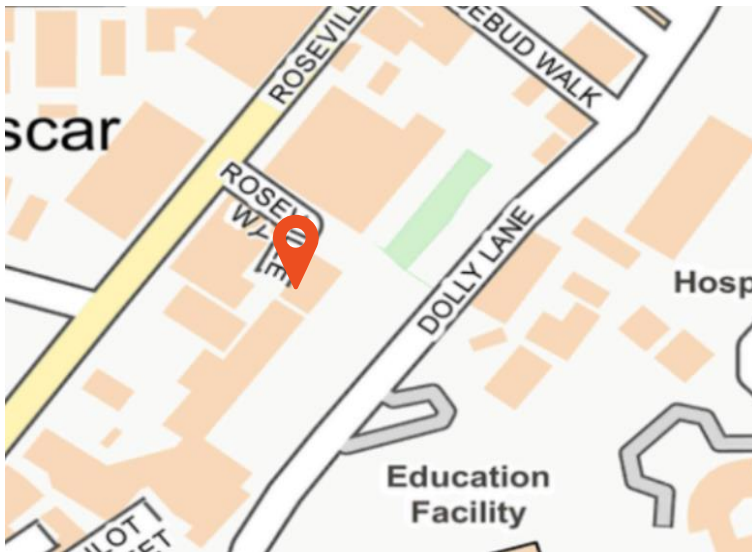


- Development Site
- Planning Permission for 89 flats
- Suitable for alternative uses
- Close proximity of Leeds City Centre

Price - £1,350,000

**0.67 acres (0.27 hectares)**

## 3 DOLLY LANE, LEEDS LS9 7TU



### LOCATION

The property stands on Dolly Lane within close proximity of Leeds City Centre and readily accessible for the motorway network. The property is situated close to St James University Hospital.

### DESCRIPTION

The property comprises a vacant site extending to 0.67 acres (0.27 hectares). Planning permission was granted on 14<sup>th</sup> January 2022 for a 7-storey residential development with underground parking and landscaping providing 89 residential units comprising 12 one-bedroom studio flats, 10 one-bedroom flat, 53 two-bedroom flats and 14 three-bedroom flats.

### ACCOMMODATION

Vacant site extending to 0.67 acres (0.27 hectares)

### SERVICES

It is understood that all mains' services are available in Dolly Lane, but purchasers should rely on their own investigations.

### RATEABLE VALUE

We are advised by our clients that the property is not assessed for rating purposes currently.

### PLANNING

The property has planning permission for 89 residential units. Details of the planning permission are available on the Leeds City Council website - planning ref. 20/06762/FU or alternatively a copy of the decision notice is available on application to the agents.

### TERMS

The property is offered for sale 'freehold' in the sum of £1,350,000.

### VAT

Our client advises that VAT is not chargeable on this transaction. Your legal advisors should verify.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

Not applicable.

### VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

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[www.nabarromcallister.co.uk](http://www.nabarromcallister.co.uk)

REF: JULY 2024

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**Subject to Contract**

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