



# FOR SALE

## EXCELLENT DEVELOPMENT OPPORTUNITY

Approx. 0.607 Ha (1.5 acres)

**Burley Liberal Club  
Burley Road / Willow Road  
Burley  
Leeds  
LS4 2ET**

## LOCATION

The subject site is located on the corner plot where Burley Road connects with Willow Road, situated just off Kirkstall Road which is arguably the main arterial route in and out of Leeds city centre. The site / property is located approx. 1.5 acres north west of Leeds city centre.

This gateway site is prominently located and ideally situated to benefit from passing traffic to and from Headingley.

Leeds is a city and a metropolitan borough in West Yorkshire.

## DESCRIPTION

The prime freehold site extends to approximately 1.5 acres (0.607 HA).

The site comprises the building of the former Burley Liberal Club, although we have not measured the building we understand the building to equate to approximately 9,980 sq ft (927.18 sq M).

There is good potential for any interested party to redevelop the site, subject to obtaining the necessary planning consent.

The appended site plan shows the main site edged in red with the subject sports pitch hatched in blue.

## TOWN PLANNING

Any interested party can make their own enquiries and representation with Leeds City Council planning department on 0113 222 4409.

## TENURE

The property is available on a Freehold basis by negotiation.

Our client may also consider a leasehold proposition in the short to medium term. Terms and rental levels can be discussed with the agents.

## VAT and LEGAL COSTS

We understand the property is registered for VAT.

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

## OFFERS

The property is offered for sale by private treaty, through informal tender via the Sole Selling agents, Bielby Associates Limited.

The site is available on an unconditional basis, however, conditional offers will be considered, subject to planning, where an interested party wishes to make a planning application to redevelop the site.

Offers are invited in writing and must be accompanied by a proof of funding letter.

## PRICE

All offers invited.

## VIEWINGS

Any interested party wishing to inspect the site must do so at your own risk and should contact with the Sole Selling agents to make the necessary access arrangements.

## CONTACT / FURTHER INFORMATION

Please do not hesitate to contact the Sole Selling agents for further information:

### James Bielby MRICS

07590 253481 / 0113 345 7262  
[james@bielbyassociates.co.uk](mailto:james@bielbyassociates.co.uk)

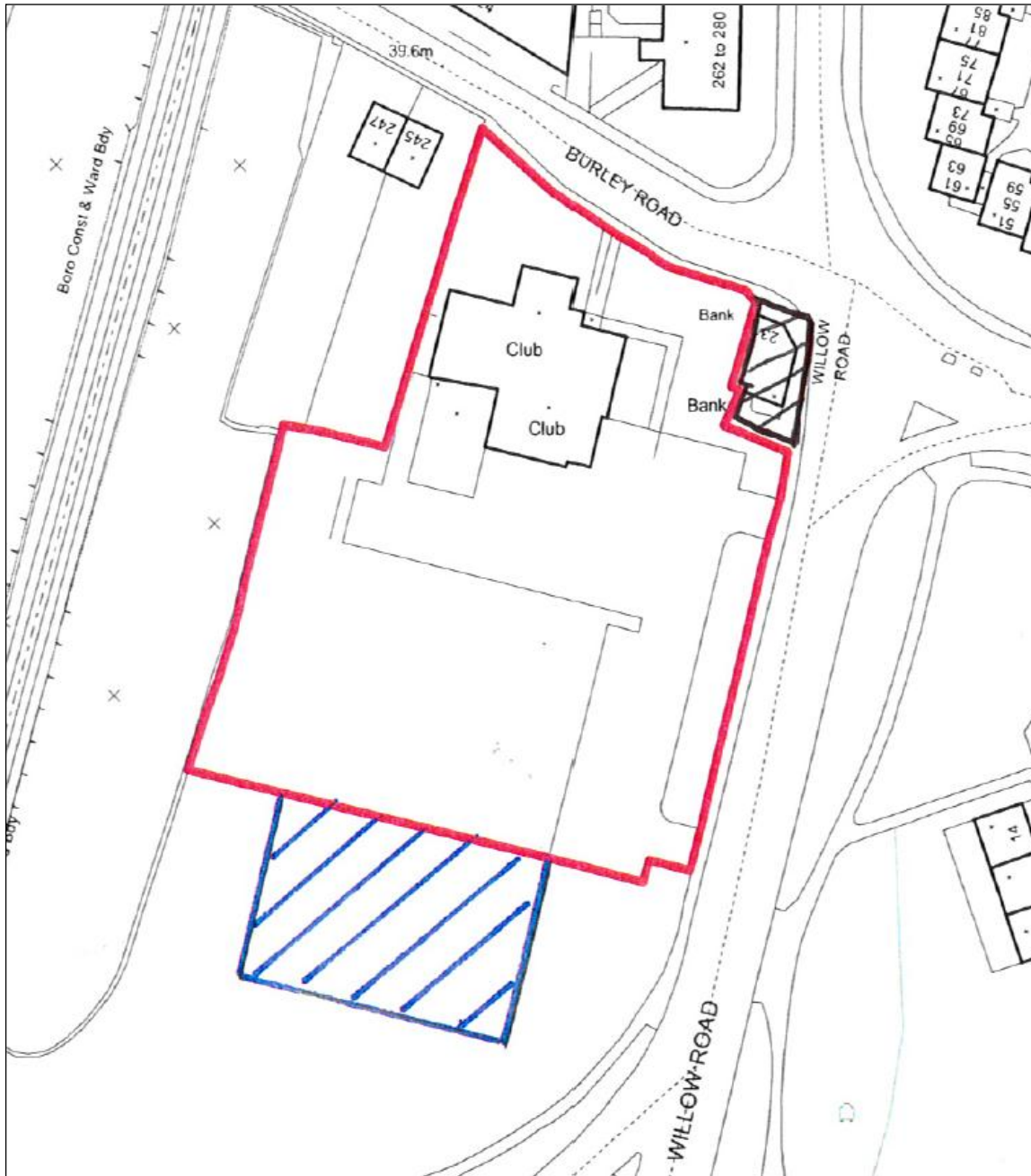
Bielby Associates Limited  
Chartered Surveyors & Property Consultants  
Eveland House  
75 Kirkgate  
Leeds  
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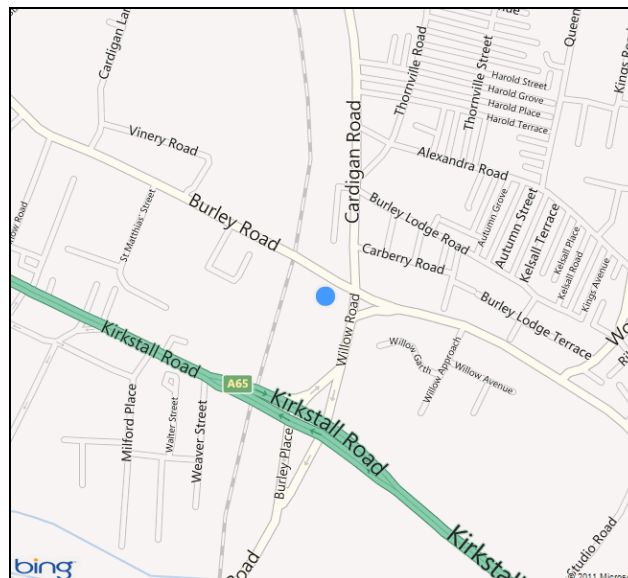
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