
FOR SALE



‘THE BEECHES’, 4 THE DRIVE ROUNDHAY, LEEDS, LS8 1JF

A substantial former Victorian Villa Residence most recently used as an 8 bedroom residential healthcare facility, equating to approximately 4,150 sq ft (385.5 sq M) (GIA)

Excellent potential to convert back in to one large private residence or potential to Redevelop the property in to a number of apartments – Subject to obtaining the necessary planning consent

LOCATION

The property is situated on The Drive and is located in the heart of the popular and sought after suburb of Roundhay, very close to Roundhay Park.

Roundhay is a large suburb in the north-east of Leeds, West Yorkshire, largely within the LS8 postcode. The ward boundary is the A6120 ring road on the north and the A58 Wetherby Road on the south and east. Adjacent wards are Alwoodley and Harewood to the north, Moortown to the west and Chapel Allerton to the south-west.

DESCRIPTION

'The Beeches' is a beautiful example of a large Victorian villa property, originally occupied as a single residence and more recently converted by the NHS to an 8 bedroom in-care mental health facility (in 1989).

The property is traditionally constructed over three storeys in stone with render to the upper levels and a pitched roof, covered in slate. The property offers vast accommodation over ground, first and second floors and a substantial basement area.

The property benefits from a private drive and a hard standing car parking area and yard to the rear and side of the property at the present time.

There is a large conservatory to the rear of the property and inter-connects the ground floor providing very useable open plan space from the main hallway and rear part of the property.

'The Beeches' will require either a refurbishment back to a single private dwelling or a substantial conversion to multiple apartment properties. A number of the surrounding properties of a similar nature have been converted to multiple apartment and maisonette properties. The subject property will no doubt be of interest to owner occupiers and developers alike.

ACCOMODATION

The following table shows the approximate areas of the subject property:

Area (GIA) Building	Size (Sq ft / Sq M)
Ground Floor	1,624 / 150.9
First Floor	1,168 / 108.5
Second Floor	894 / 83.1
Basement	450 / 41.8
Total	4,136 / 384.3

NB. All areas provided are approximate

SERVICES

'The Beeches' benefits from connection to all mains services including Electricity, Gas, Water and Drainage. We have not tested any of the services present.

TOWN PLANNING

We understand that the property currently benefits from a current use under Class C2A (Secure Residential Institution) under The Town and Country Planning (Use Classes) Order 2010.

A change of use planning application has been made for a change back to Use Class C3 (Dwelling House), we are advised that the LPA are supportive of the proposed change and this change of use is anticipated to be approved by June 2014.



TENURE

The property is available on a Freehold basis and we understand that the property is unencumbered and free from any restrictive covenants. Title No: WYK 209511.

VAT and LEGAL COSTS

We understand that the sale will not be subject to VAT.

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

OFFERS

The vendors would like to dispose of the property on an unconditional basis and subject to contract only.

We are instructed to quote a guide price of **£550,000.00**

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VIEWINGS

Any interested party wishing to view the premises are invited to attend one of two open viewing mornings, these are timetabled for the following dates:

- 9.30 am to 12.30 pm – Wednesday 4th June
- 9.30 am to 12.30 pm – Monday 16th June

We are also proposing holding a further viewing morning on a Saturday in June – this date will be agreed in the near future.

Please confirm with the Sole Selling agent which day you would like to attend or if a Saturday would be more convenient.

EPC

The property has an EPC Asset Rating of B (49). A copy of the Energy Performance Certificate and Report can be made available to interested parties upon request.

CONTACT / FURTHER INFORMATION

Please do not hesitate to contact the selling agents for further information.

James Bielby MRICS
RICS Registered Valuer

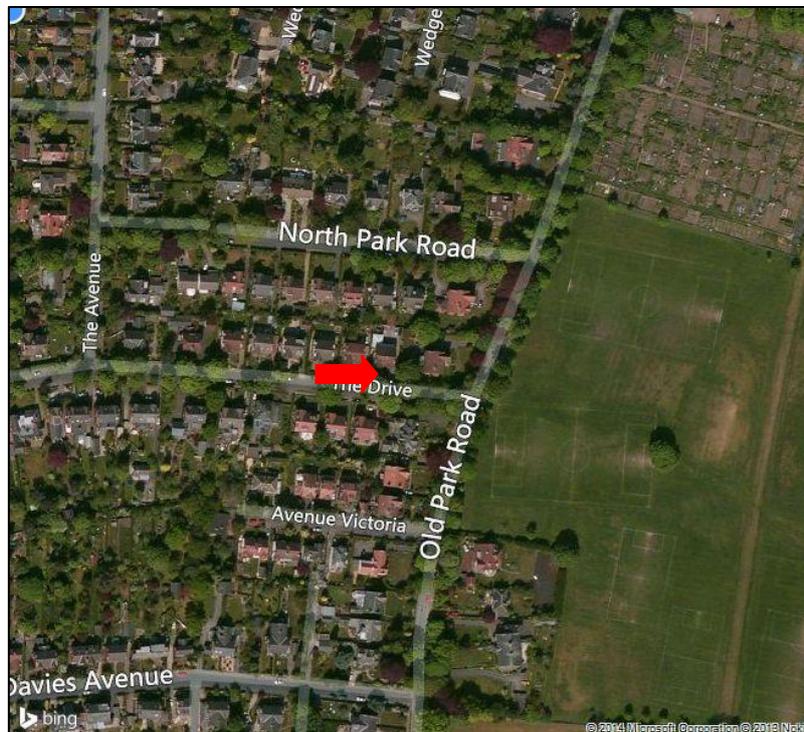
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