

# FORMER GP PRACTICE

Church Lane, Horsforth **LS18 5LA**

Freehold acquisition with potential for continued use of the property for commercial accommodation or redevelopment for residential.

Located in the centre of Horsforth within close proximity to the main high street with a mix of retail, commercial and residential properties in the immediate area.

Horsforth is in the Leeds City Council local authority boundary. The Property is within close proximity of the Leeds outer ring road (A6120) which connects the majority of the outer suburbs of the City as well as providing major arterial spoke roads into the City Centre.

The subject property is located just behind the High Street adjacent to the town's library and opposite a primary school.

# LOCATION

**THE PROPERTY IS IN A MIXED AREA WITH THE SCHOOL OPPOSITE THE SITE, A CHILDREN'S DAY NURSERY ADJACENT ON THE NORTH WESTERN BOUNDARY AND RESIDENTIAL TO THE REMAINDER OF THE NORTH WEST AND NORTH EAST BOUNDARIES OF THE SITE. THE SOUTH EASTERN BOUNDARY HAS THE LIBRARY AND A SMALL NUMBER OF COMMERCIAL PROPERTIES BACKING ONTO IT.**

The property is well placed in a central location, in close proximity to local amenities including a range of retail and leisure facilities. The area is well connected with Leeds, accessible by car or train in under 30 minutes, in addition to connecting to other major cities throughout Yorkshire.

Surrounding properties are of a similar height, typically 2-3 storeys above ground. Neighbouring uses comprise a mix of residential, commercial and retail with a range of local amenities nearby including local supermarkets; pubs; restaurants; retail stores; public realm and recreational space.

The property is accessed from Church Lane and benefits from parking spaces for approximately 14 cars.



# DESCRIPTION

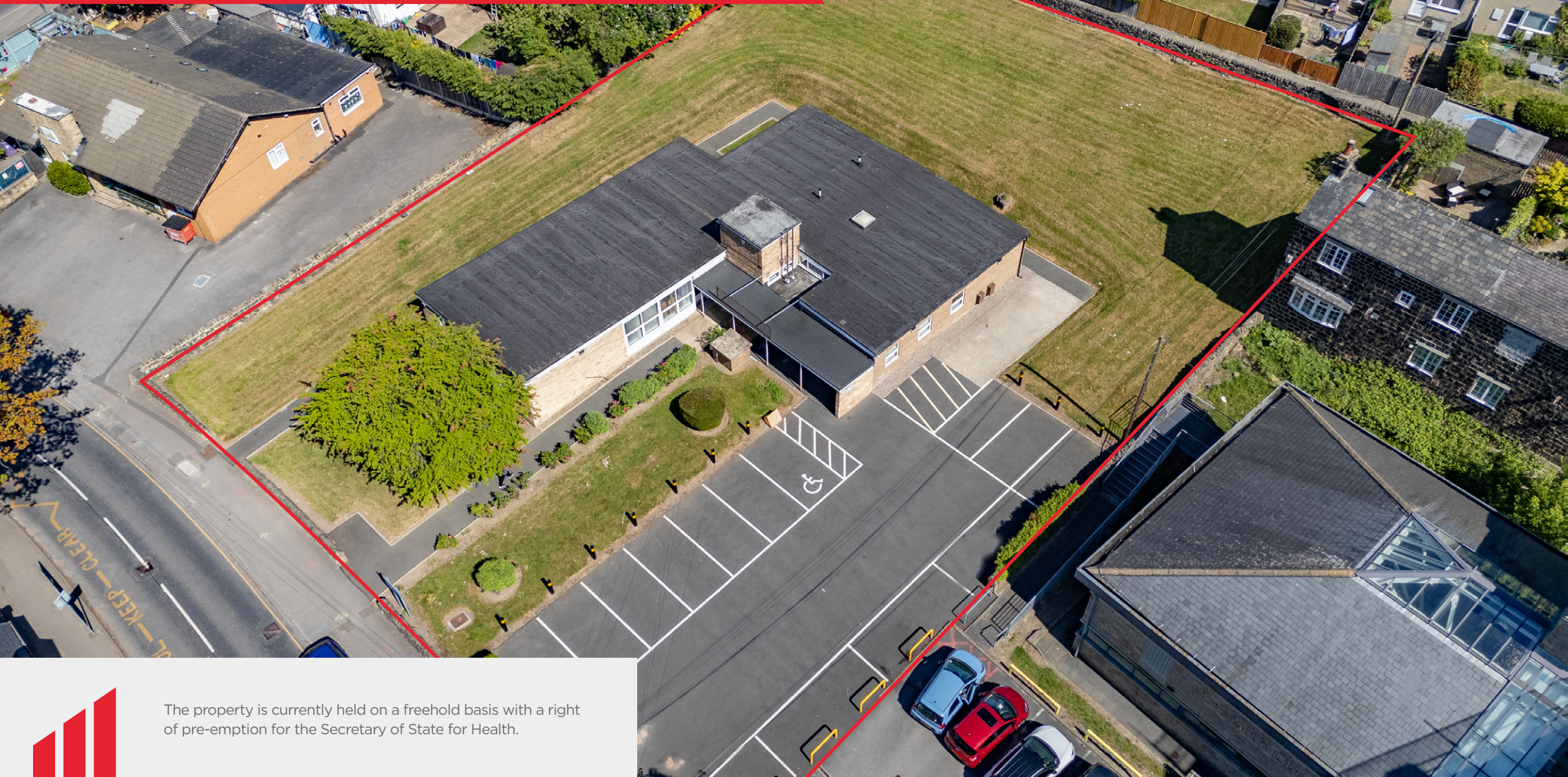
The Property is located on a site which extends to 0.65 acres (0.26 ha) and has a Net Internal Area of circa 3,240sqft (301sqm).

The Clinic itself is a single storey building with a slightly elevated section in the middle of the property with brick elevations and a flat roof. We understand it was built in the 1970s. Access to the building is through the central area of the site with DDA compliant access into the main entrance.

The remainder of the site comprise maintained lawn areas on 3 sides and the parking area.



# TENURE



The property is currently held on a freehold basis with a right of pre-emption for the Secretary of State for Health.

## **POLICIES H2-5 OUTLINE POLICY RELATING TO HOUSING DEVELOPMENT ON NON-ALLOCATED SITES, HOUSING MIX, DENSITY OF DEVELOPMENT AND AFFORDABLE HOUSING. THE KEY POINTS FROM THESE ARE AS FOLLOWS:**

- Housing on non-allocated sites will be supported when:
- The number of dwellings does not exceed the capacity of transport, educational and health infrastructure, as existing or provided as a condition of development
- For developments of 5 or more dwellings the location should accord with the Accessibility Standards
- The Density should be no more than 40 dwellings per hectare (16 per acre)
- Affordable Housing provision is to be applied to sites capable of accommodating 10 or more units.

The Horsforth Neighbourhood plan was approved in May 2020 and sits alongside the overarching Local Plan to determine planning applications. There are a number of housing specific policies contained in the Plan. The majority of the housing policies deal with specific sites, but there is one which covers Housing mix.

Policy H6: Housing type and mix - Development which provides a housing mix, with a particular emphasis on the following will be encouraged:

- Accommodation specifically designed for the elderly and providing a mix of tenures;
- Small starter and family homes;
- Housing for independent living.

## **DATA ROOM**

Information regarding the property can be provided on request. For access to the Data Room, please contact Justin Anderson, whose details are supplied below. Any documents provided should not be relied upon and instead used for information purposes only. Documents we are able to provide include:

- Title information
- Floor Plans
- EPC/DEC
- Condition Survey
- Topographical Survey
- Flood Risk assessment
- Utilities Survey and Capacity Advice
- Stage 1 Geo Technical Survey

# LOCAL ECONOMY AND RESIDENTIAL MARKET

Horsforth is a charming town and civil parish located in the City of Leeds, West Yorkshire, England. Horsforth has three busy high streets within its boundaries that provide a range of local businesses and shops as well as a regular Farmer's Market and the volunteer run Horsforth Museum. It also has a thriving night life with cafes, bars and restaurants that serve residents, visitors, and the students of Leeds Trinity University.

The town features several historical landmarks, including Horsforth Hall and Cannon Hall, and offers various amenities such as schools, parks, and recreational facilities. Horsforth also boasts a strong educational presence with institutions like Horsforth School and Leeds Trinity University, contributing to its reputation as a desirable place to live and work

In terms of housing development within the surrounding area, new build schemes include Aspect Cookridge by Chartford Homes, Low Hall Road by Redrow and Woodside Vale by Taylor Wimpey.

The Chartford Homes scheme is located in Cookridge approximately 1 mile from the subject location. The redevelopment of the former hospital site has come forward in a number of phases with recent transactional evidence showing a blended average across the scheme of approximately £300psf. The scheme is inferior in comparison to the subject location in terms of local amenity and the general surrounding area.

The most recent development with the first phase under construction is the former quarry site located to the East of Horsforth known as Woodside Vale, by Taylor Wimpey are marketing/ building the scheme incorporating traditional 3- and 4-bedroom dwellings.

Developments coming forward include the redevelopment of Leeds City College, a scheme of 152 affordable dwellings (mixture of housing and apartments) by Stonewater.



# FURTHER INFORMATION

## METHOD OF SALE

Unconditional offers are sought by way of informal tender.

Bidders are asked to explicitly state their assumptions made in producing the offer, providing full details of financial aspects including timing of payments, details of any conditions and proof of funding for transaction.

Please also clearly state and identify any due diligence that you will require to be carried out and the timescale within which you anticipate achieving exchange of contracts and contractual completion.

## BIDDING PROCESS

Arrangements for submitting offers will be clarified to interested parties in due course.

## EPC RATING

A copy of the EPC is available in the data room.

## VAT

The property is not registered for VAT

## ANTI-MONEY LAUNDERING

Cushman & Wakefield are required to obtain evidence of the identity and proof of address of potential buyers as part of mandatory anti-money laundering checks.

## VIEWING

Strictly by appointment through  
Cushman & Wakefield.

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