

LAND ADJACENT TO FAIRWAY COURT

171 Elland Road, Leeds, LS11 8BU



Indicative site boundary

Key Highlights

- Formerly used as surfaced car park and extending to approximately 0.42 acres (0.17 HA).
- Located to the south of Leeds city centre and easily accessible being within close proximity to the M621.
- Adjacent to the recently refurbished Fairway Court comprising 45 new residential units.
- Planning now secured for 22 EV charging bays.

SAVILLS LEEDS

3 Wellington Place
LEEDS LS1 4AP

[savills.co.uk](https://www.savills.co.uk)

savills

Location

The site is located 2.2km from Leeds city centre and being adjacent to the recently refurbished Fairway. The site is also 1.2km from the local centre of Beeston. Elland Road is largely commercial in nature with various offices, showrooms and industrial uses in the immediate vicinity whilst also being close to McDonalds and Leeds United AFC.

Site Description

Being formerly used as a surface car park, the site extends to approximately 0.42 acres. To the north of the site and beyond Elland Road is the M62 motorway whilst the south is bound by a tree belt and Holbeck Park. This site is directly accessed from Elland Road and currently benefits from its own gated entrance.

Tenure

The leasehold is available on terms to be agreed.

Planning

The site now benefits from planning consent for 22 EV charging bays, new substation and associated infrastructure.

Early discussions have also been had regarding a new substation.

Details available on request.

VAT

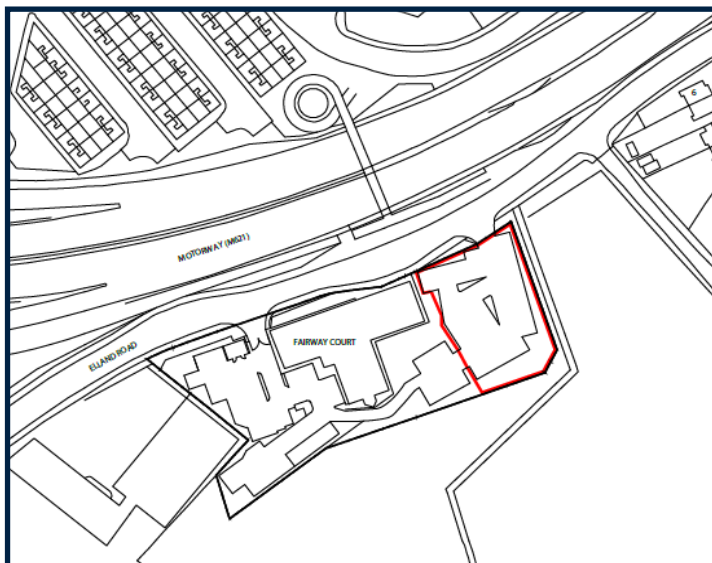
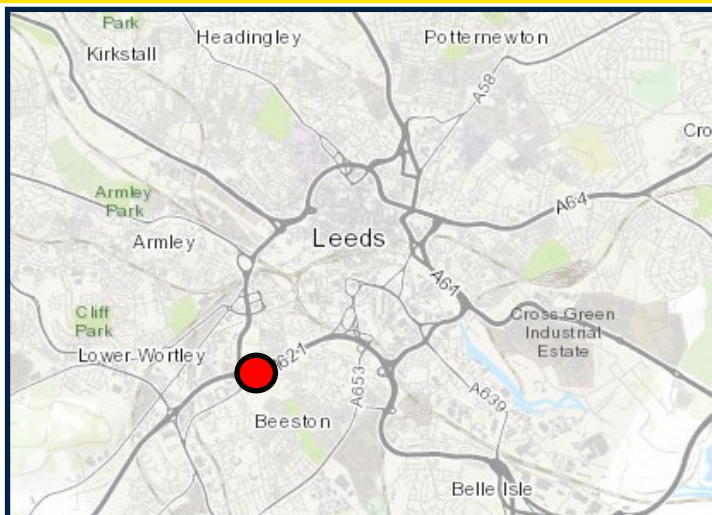
The land is not elected for VAT.

Legal Costs

Each party to bear their own.

Viewing

Access to the site can be arranged, strictly by appointment with the sole selling agent, Savills.



Contact

Josh Howe

+44 (0) 7896 084 299

jhowe@savills.com

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

December 2025

savills