



PANTERA  
PROPERTY

Pantera Property are instructed on  
behalf of Mercer & Hole, acting as  
joint Liquidators of Daniel Johns  
Limited



Ava Residence, 12 Hall  
Lane, Leeds, LS7 3HE

An opportunity to acquire the freehold  
interest of Ava Residence

OFFERS INVITED

## Location

Ava Residence is strategically located at 12 Hall Lane in Leeds, boasting a prime position within the LS7 3HE postcode. Situated just two miles northeast of Leeds city centre, the residence offers residents easy access to the bustling heart of the city while enjoying the peace and quiet of a suburban setting.

The vibrant neighbourhood of Headingley lies two miles to the west, renowned for its lively atmosphere, array of dining options, and the iconic Headingley Stadium. To the east, two miles away, is Harehills, a diverse and dynamic area known for its rich cultural heritage and variety of local shops and eateries.

Just north of Ava Residence, you'll find St. Mary's House, a well-regarded health service facility, adding to the convenience of the location. The area is well-connected by public transport, making commuting and travel around Leeds and beyond both straightforward and efficient.

In addition to its excellent connectivity, the location offers an abundance of local amenities. Nearby shopping centres, parks, schools, and recreational facilities ensure that everything you need is within easy reach. Ava Residence at 12 Hall Lane is the perfect blend of urban convenience and suburban tranquillity, making it an ideal choice for those seeking a balanced lifestyle in Leeds.



## Opportunity

The property is a detached building spanning three floors, situated on approximately 0.27 acres of land. It features off-street parking for eight vehicles at the front and a communal garden area at the rear.

Formerly used as a student development, the property received planning permission in March 2012 to be converted into student accommodation, consisting of 25 bedrooms and communal facilities.

- 28 Leases over individual rooms.
- Ground rent of £500 per annum per room.
- Access to a data room can be provided following signature of a Non-Disclosure Agreement (NDA).

**Offers invited on the below bases;**

- 1. Freehold subject to 28 Leases over individual rooms.**
- 2. Whilst Leases have been registered against the title offers are invited for the Unencumbered Freehold interest**



## Tenure

Freehold

## Site Area

0.27 acres (0.10 hectares)

## Identity Checks

To comply with anti-money laundering legislation the successful purchaser must provide identification documents. These should include a valid passport or driver's license, along with a recent utility bill and proof.

## Viewing

Viewing by appointment with the Agent.

## Floorplans

For detailed floorplans, please contact us using the information provided in this brochure.

## Price

Offers Invited.

## Further Information

For further information, please contact:

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# Gallery



