



MONROE

LAND & NEW HOMES

Development opportunity

29-31 Moor Road

Far Headingley, Leeds

LS6 4BG

Planning consent for 30 apartments

The Opportunity

PANNING REF: 23/03717/FU

This outstanding development opportunity, located in Far Headingley now has consent to develop 30 brand new apartments to include part conversion and part new build. The scheme proposed sits within 2 acres of land in total. Planning approved for development for 30 apartments is subject to a section 106 agreement which is to be finalised.

Many of the new dwellings has its own unique character and feel to it. Several of the apartments have the accessibility features, and can include gas central heating, mains electric and water supply.

In addition, the scheme provides ample car parking and the opportunity to create generous communal gardens.

We anticipate an average sales value of £450 psft based on existing evidence and the anticipation of a strong specification and the provision of a lift.

Location

Nestled in the highly-regarded suburb of Headingley in north-west Leeds, 29 Moor Road offers a superb combination of leafy, residential calm and immediate access to vibrant local amenities. The road lies just off Otley Road (A660), giving residents direct access into Leeds city centre while being far enough away from the hustle to enjoy a more tranquil setting.

Headingley itself is known for its eclectic mix of independent cafés and shops, sports venues, and excellent transport links.

Local Amenities

- **Shopping & dining:** Headingley's Arndale-style precinct plus Otley Road hosts a mix of high-street and independent stores, cafés, restaurants and pubs.
- **Green space:** Walking distance to The Hollies.
- **Leisure & fitness:** Top-class gym and sports club nearby including David Lloyd Leisure Centre.
- **Transport links:** Frequent bus services along Otley Road/A660, quick route into the city, and rail access via nearby stations.
- **Community feel:** Well-established residential street with strong local identity and heritage

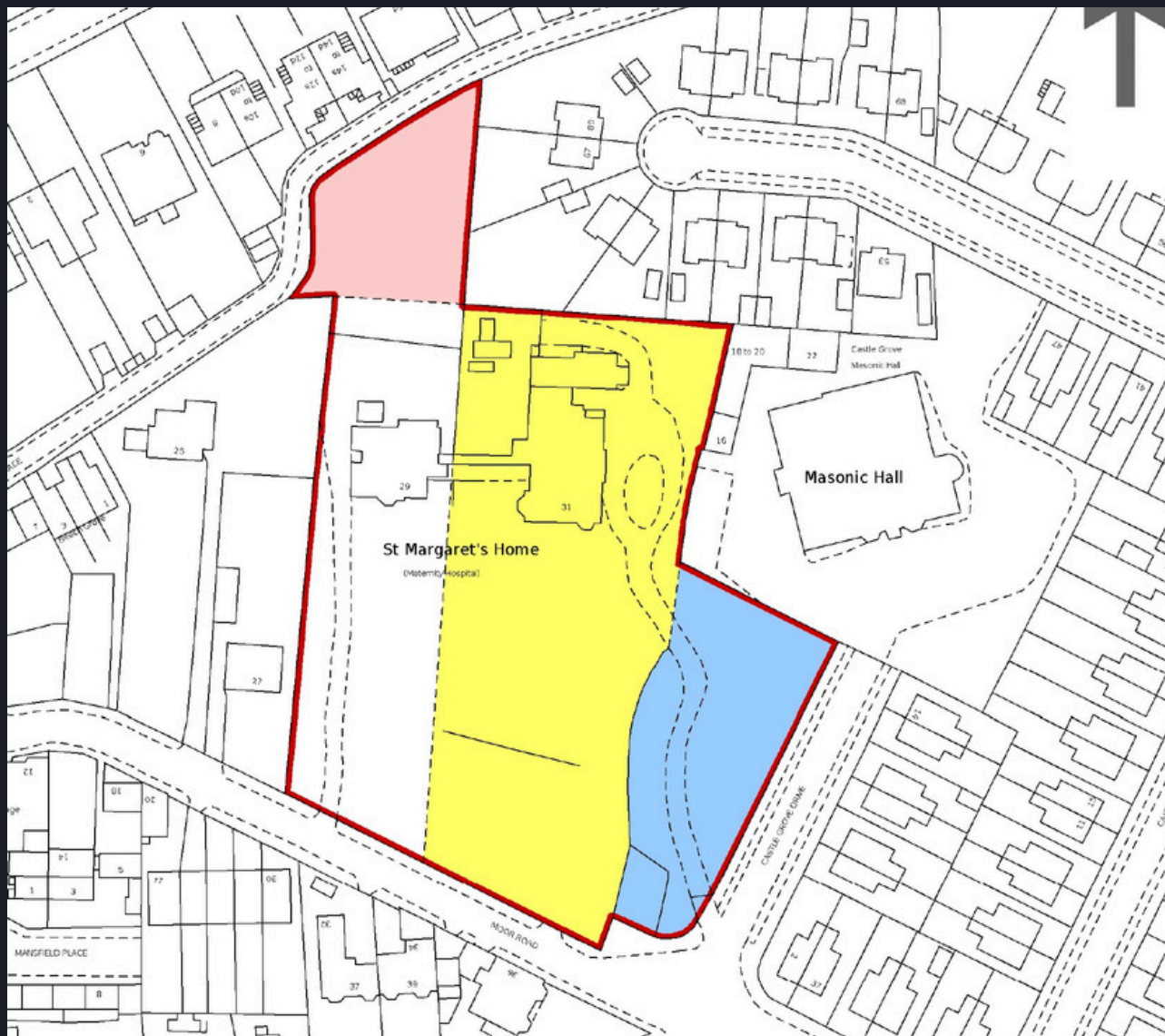




Title Plan and Register

MONROE

LAND & NEW HOMES



Local Authority

Leeds City Council

Tenure

Freehold- Title number
YY41856

Information available on request:

- Title Register
- Title Plan
- Full planning application suite of documents
- Current floor plans
- SAP calcs
- Sales appraisal by Monroe

Please request access to the data room by contacting

landandnewhomes@monroeestateagents.com

Contact our Land And New Homes Team



Rowan Paine

Land and New Homes Manager
BSc (Hons) MNAEA
rowan@monroestateagents.com
07341062037



Jordan Yorath

Founder
BSc (Hons) FNAEA
jordan@monroestateagents.com
07990327001

Viewings by appointment only

Friday 31st October 10am to 12 noon

Friday 14th November 10am to 12 noon

Offer/Proposal deadline

Friday 28th November 2025

12 noon

All offers/proposals to include:

- Name of purchaser
- Purchasers appointed solicitor
- Offer amount
- Details of any funding required if not a cash purchaser
- Any conditions
- Timeline for exchange and completion
- Any further background

OFFERS OVER £2,400,000

(Joint Ventures also considered)



www.monroestateagents.com



jordan@monroestateagents.com



0113 3501 444



3 The Avenue, Alwoodley, LS17 7BD