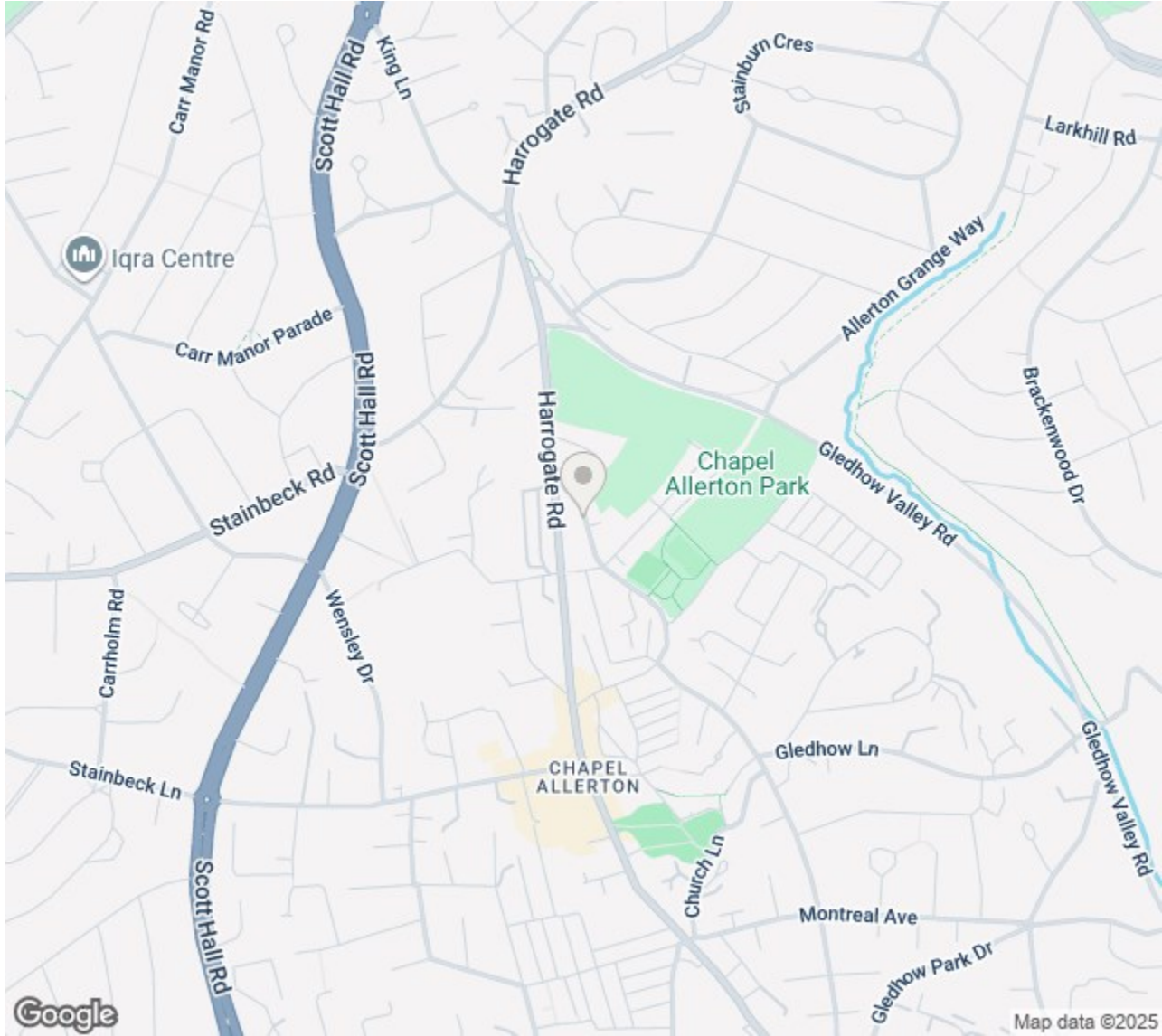




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Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ

Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

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www.stoneacreproperties.co.uk



140, Woodland Lane, Chapel Allerton, LS7 3QG

Offers Over £695,000

FREEHOLD SALE - VACANT POSSESSION

3 level property offering 4,630 plus sq ft with substantial car park located on Woodland Lane adjacent to the corner site at the junction with Harrogate Road in Chapel Allerton, Leeds.

DEVELOPMENT POTENTIAL

- 4,630 sq ft
- 3 Levels
- Substantial car park
- Vacant Possession
- Chapel Allerton
- Development Potential

LOCATION

The property is located on Woodland Lane adjacent to the corner site at the junction with Harrogate Road in Chapel Allerton, a thriving vibrant suburb of North Leeds that has seen phenomenal and exponential growth in recent years. It enjoys an excellent and eclectic retail mix including speciality shops and boutiques together with a vibrant restaurant, cafe & bar scene.

Leeds City Centre is 3 mile away and Leeds Outer Ring Road (A6120), provides excellent road connections to the national network.

DESCRIPTION

The property offers 3 level accommodation with substantial car park. It is currently configured as a retail store with feature central staircase accommodation although is suitable for many other uses within Class E and other uses subject to planning permission.

The site is of particular interest to developers to to its size and proximity.

ACCOMMODATION

The property as per the current format provides the following accommodation:-
Ground floor 146.88 m2 1,580 sq ft
First floor 147.56 m2 1,588 sq ft
Lower Ground floor 127.51 m2 1,372 sq ft
Lower Ground kitchen 8.36 m2 90 sq ft

TOTAL 430.21m2 4,629 sq ft
This could be increased if the central staircase is rearranged.

Plus car park

Site area 564 m2 6,668 sq ft 0.14 acre

TERMS

Freehold property is offered with Vacant Possession.

Offers over £695,000 .

We are informed that VAT is not applicable to this sale.



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-
0243-6176-1949-0762-9814

Rating B-38

This can be viewed on:- www.gov.uk/find-energy-certificate.

BUSINESS RATES

According to the Valuation Office Agency website, this property has a current rateable value of £44,750

Interested parties are advised to make their own enquiries in this respect.

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

MISREPRESENTATION ACT

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-

- 1.The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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3. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.
- 4.All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared November 2025

