

MONROE

SELLERS OF THE FINEST HOMES



GLEDHOW LANE
LEEDS

£1,600,000
FREEHOLD

Introducing Gledhow Hall - A Grade II listed mansion of 10 separate apartments, situated in the Gledhow Conservation Area. This Georgian Mansion House offered as freehold is the perfect opportunity for developers to renovate a stunning character property in the heart of Leeds.



- Freehold Building • No Onward Chain • Grade II* Listed Mansion of 10 Self Contained Apartments • Potential for several apartments over 3 storeys

Gledhow Hall

Gledhow Hall is a substantial and highly distinguished Grade II* listed period building of stone construction, arranged over two and three storeys beneath a shallow-pitched slate roof, complemented by an ornate stone balustrade running the full perimeter of the roofline.

SCOPE FOR PRIME RESIDENTIAL DEVELOPMENT: With over 11,000 sqft of liveable space, Gledhow Hall could be developed into further apartments, across three storeys, with ample communal areas.

The property currently comprises 10 self-contained residential apartments, arranged across ground, first and second floors, providing a total current gross rental income of £75,600 per annum. The unit mix includes:

3 × One-bedroom apartments

5 × Two-bedroom apartments

2 × Three-bedroom apartments

Access is provided via two communal entrances at the rear of the building, each serving staircases to the upper floors. The apartments are generously proportioned throughout, benefitting from notably high ceilings and an extensive range of retained original period features, including decorative wall panelling, fireplaces, stained-glass ceilings, ornate tiling, corning and moulded architectural details.

Nine of the ten apartments are currently let, with one substantial three-bedroom ground floor apartment vacant, presenting immediate asset management or refurbishment potential.

Each apartment is independently metered for gas and electricity and is individually assessed for Council Tax, providing operational simplicity and flexibility for future management or repositioning.

In addition to the building's Grade II* listing, a number of internal elements are also individually listed, including (but not limited to) the Burmantofts 'Faience' bathroom, decorative cornices, moulded tiles, panelled doors and scrolled friezes—enhancing the long-term heritage value and market positioning of the asset.

This represents just the second time in approximately 40 years that Gledhow Hall has been offered for sale on the open market and provides a rare opportunity to acquire a landmark residential building in one of Leeds' most desirable and established locations. The property is offered with no onward chain.

Development & Investment Considerations

Established income-producing asset with reversionary potential

Vacant possession of a large ground floor apartment

Scope for strategic refurbishment and rental enhancement, subject to consents

Highly desirable Roundhay location with strong long-term residential demand

Architectural and historic significance supporting premium positioning

Low lot size density relative to overall building scale

Historical Significance



- Rare Opportunity to Purchase a Landmark Building
- Currently houses 4 professional tenants through AST's
- Exemplary Location in Central Gledhow
- Combination of One, Two & Three Bedroom Apartments

Gledhow Hall occupies land originally acquired from Queen Elizabeth I by the Thwaites family and was first constructed for the Beckett family. The Hall was remodelled in 1780 by Sir John Carr of York, one of the most prominent architects of the period, also responsible for Harewood House.

Further extensions were undertaken in the late 19th century by James Kitson, later the first Lord Mayor of Leeds and subsequently Lord Airedale. Kitson commissioned the now Grade II listed Burmantofts 'Faience' bathroom, which remains intact within one of the apartments.

The Hall has been immortalised in a painting by J.M.W. Turner and served as a VAD hospital during the First World War, underscoring its architectural, cultural and historical importance.

Tenancy Schedule & Approximate Floor Areas

Ground Floor

Flat 1 – 3 bed / 2 bath – approx. 2,500 sq ft – AST Occupied

Flat 2 – 2 bed / 2 bath – approx. 849 sq ft – AST Occupied

Flat 3 – 2 bed / 1 bath – approx. 752 sq ft – AST Occupied

First Floor

Flat 4 – 1 bed / 1 bath – approx. 871 sq ft – AST Occupied

Flat 4A – 2 bed / 1 bath – approx. 1,685 sq ft – Vacant

Flat 5 – 2 bed / 1 bath – approx. 994 sq ft – Vacant

Flat 6 – 1 bed / 1 bath – approx. 994 sq ft – AST Occupied

Flat 7 – 3 bed / 1 bath – approx. 886 sq ft – AST Occupied

Second Floor

Flat 8 – 2 bed / 1 bath – approx. 968 sq ft – AST Occupied

Flat 9 – 1 bed / 1 bath – approx. 861 sq ft – Vacant - under refurbishment

SERVICES

We are advised that the property has mains gas, water and electricity.

LOCAL AUTHORITY

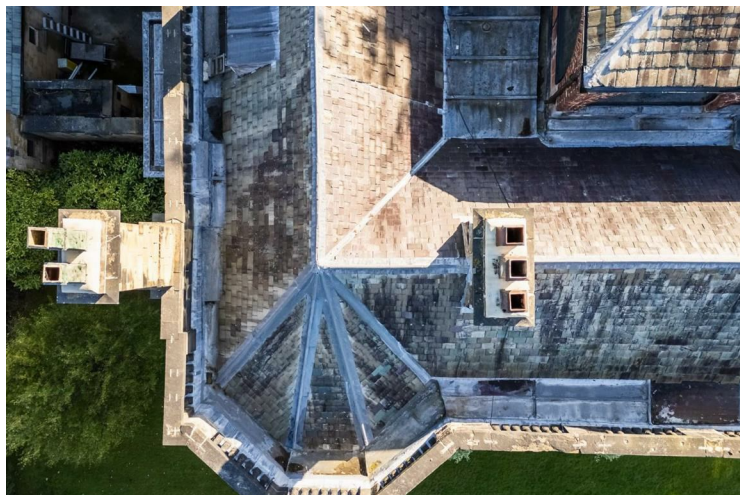
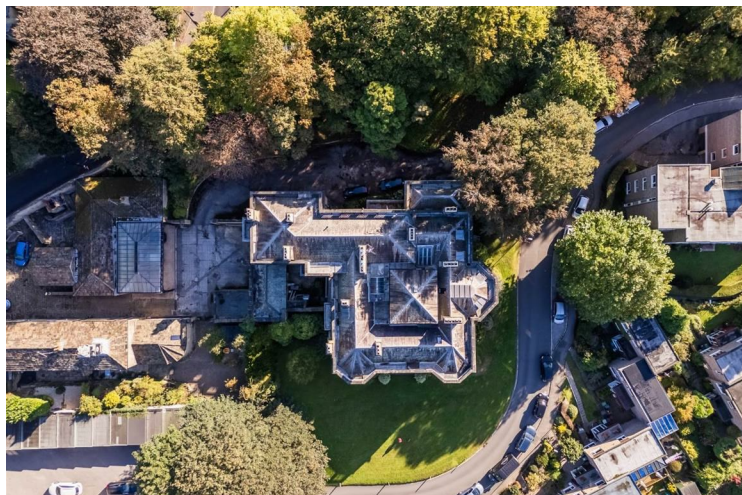
Leeds City Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents - Viewings by appointments only.





Approx. Gross Internal Floor Area 13667 sq. ft / 1269.69 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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