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We are also available for out of hours appointments.

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186, Kirkstall Lane, Headingley, LS5 2AB

Offers Over £650,000

PAXTON HALL  
 FREEHOLD SALE - DEVELOPMENT POTENTIAL

Former horticultural clup located on Kirkstall Lane midway between Headingley & Kirkstall and close to Headingley Cricket Grounds, Leeds Rhinos Stadium and Headingley train station.

The site is of particular interest to developers and offers a 0.50 acre prime site for either residential or commercial use subject to planning consent.

Leeds City Centre is 3 miles away and Leeds Outer Ring Road (A6120) 2 miles away providing excellent road connections to the national network.

- 0.5 Acre Site
- Freehold Sale
- Development Potential
- Substantial Car Parking

## LOCATION

The property is located on Kirkstall Lane midway between Headingley & Kirkstall and close to Headingley Cricket Grounds, Leeds Rhinos Stadium and Headingley train station,

Leeds City Centre is 3 miles away and Leeds Outer Ring Road (A6120) 2 miles away providing excellent road connections to the national network.

## DESCRIPTION

The property offers 3,200 st ft of ground floor accommodation previously used as a community / social club with substantial car park within a 0.5 acre.

## POTENTIAL USE

The site enjoys substantial development potential for either residential or commercial use subject to planning consent.

There is already positive council pre-planning advise for the proposal of a new-build neighbourhood convenience store and concession unit.

The site would also provide an ideal location for a residential apartment development.

Both subject to Planning Consent.

## PRICE

Freehold property is offered with Vacant Possession.

Offers over £650,000 .

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

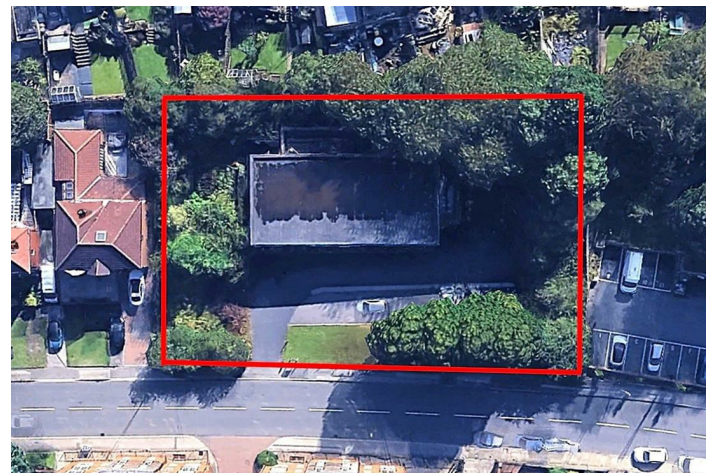
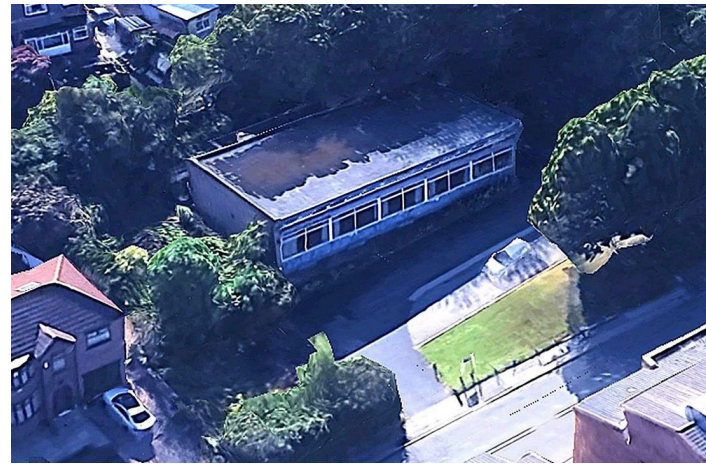
## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

2281-9775-6747-5298-4886

Rating E-122

This can be viewed on:- [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate).



## BUSINESS RATES

Rateable Value £11,750 RV  
Estimated payable £0 per annum.

100% SMALL BUSINESS RELIEF AVAILABLE - ZERO PAYABLE

## VIEWINGS

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

## MISREPRESENTATION ACT

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- 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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## MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared February 2026



1 Proposed Street Elevation  
1:200

