

For Sale - Development opportunity

Key Highlights

- Development site totalling approximately 0.72 hectares (1.78 acres) gross.
- Site is non-designated, undeveloped land within the settlement boundaries of Meanwood.
- Highly sustainable location with a great range of amenities for all demographics in Meanwood centre - C. 350m from the site.
- Offers are sought via the sole agent.
- Offers to be submitted by the bid deadline at **12 noon, Wednesday 2nd September 2026.**

Land at Church Lane, Meanwood, Leeds, LS6 4NY



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Description

A well-located residential development opportunity extending to approximately 1.78-acres in the popular North Leeds suburb of Meanwood. The site comprises a greenfield parcel of land, with frontage to the public highway and a level change falling away from the roadside edge into the site before levelling off in the main body of the site. The land is well bounded by existing residential development, mature trees and established landscaping, creating a well-contained and attractive setting.

Meanwood is a sought-after suburban location approximately 3 miles north of Leeds City Centre, offering a strong range of local amenities including independent cafés, bars, restaurants, doctors surgery and shops. The area is also home to the popular Meanwood Park and nearby Meanwood Valley Trail, together with excellent access to Headingley, Chapel Allerton and the wider North Leeds suburbs. The site is well placed for local schooling, public transport connections and access to the Leeds Outer Ring Road and Leeds City Centre.



Planning

The site forms non-designated land within the settlement boundaries. Interested parties are to seek and rely upon their own planning assessment and advice.

Technical Information

The vendors have procured a Topographical Survey, Access Plans and a survey of the existing drains on-site which are anticipated to either be diverted, culverted or incorporated into any scheme. All are available on request.

Existing Wayleaves, Easements & Rights of Way

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

VAT & Tenure

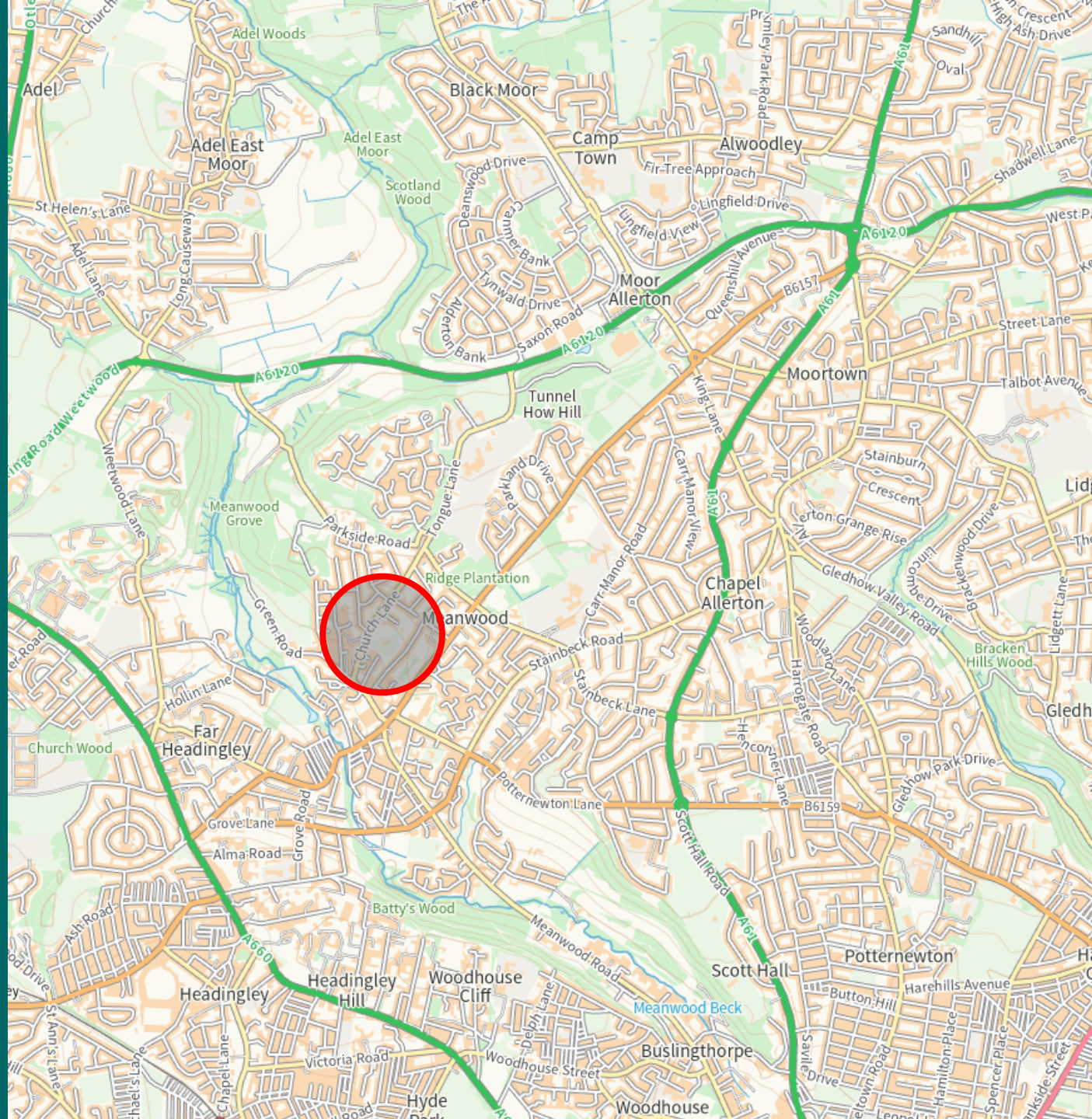
The site is not elected for VAT, held freehold and will be sold with vacant possession.

Location

The site is located approximately 350m from the centre of Meanwood and currently forms part of the land associated with the neighbouring Vicarage and Church.

Meanwood is a highly sought after suburb in North Leeds with excellent access into the city, whilst also benefitting from an abundance of greenspace and park areas.

Meanwood is a well-served village, with a range of shops, and amenities such as a Waitrose, Aldi, independent shops and various restaurants, bars and cafes. The local schools are extremely well regarded, with both Ofsted Good and Outstanding primary schools and the local secondary school achieving Outstanding status in all areas. There is also a doctor's surgery, dentists and opticians. The wide selection of services and attractions on offer in Meanwood and surrounding areas will appeal to families, young professionals and retirees alike.





Contact Us

For further information please contact:

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Director

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Important Notice

The Land Hub Limited and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract, are subject to contract and must not be relied upon as statements or representations of fact.
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Method of Sale

Offers are invited on a Conditional on Planning basis, whilst proposals for an Unconditional purchase or short-term Option would also be considered.

The site is for sale freehold with vacant possession on Completion.

Offers should include a proposed layout incorporating a full schedule of accommodation and a detailed breakdown of any abnormal development costs and a list of items which are subject to further due diligence.

Offers are invited by informal tender, with completed bid proformas to be submitted to Tim Short at tim@thelandhub.uk.

The deadline for submission of offers is: **12 noon, Wednesday 2nd September 2026.**

Viewing

Viewing of the site can be carried out from the roadside. For further information, please contact Tim Short.

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