

FOR SALE - FORMER NURSERY PREMISES & SITE

281 MEANWOOD ROAD
LEEDS
LS7 2JF

- Site Area: Approx 0.47 Acres
- Heavily Trafficked Roadside Location
- Freehold Interest With VP
- Redevelopment Opportunity STP



**malcolm
stuart**
PROPERTY CONSULTANTS

Roadside Former Day Nursery site.....

The site comprises a two storey former day nursery with associated parking and outdoor recreational space fronting the heavily trafficked Meanwood Road.

Internally the accommodation is largely cellular with a single staircase to first floor level and some storage in the basement.

The site slopes front to back and extends to approximately 0.47 acres with perimeter fencing and gated entrance into the car park.

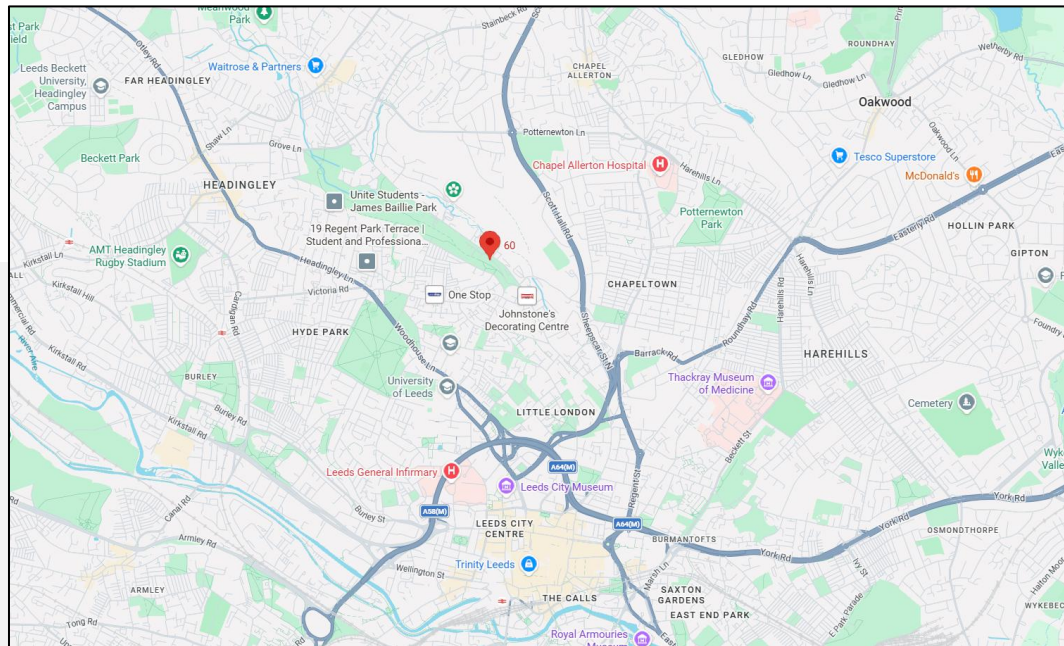
The site is situated on Meanwood Road approximately 2 miles to the north of Leeds City Centre.

The area immediately surrounding the site incorporates a mix of residential, industrial and commercial uses suggesting the site could be suitable for a variety of uses (STP).



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Description	SQM	SQ.FT
Ground Floor	144.47	1,555
First Floor	133.38	1,436
Basement	52.03	560
Total	329.88	3,551



PLANNING

We recommend interested parties make their own enquiries with the local authority – 0113 222 4409 / planning@leeds.gov.uk

BUSINESS RATES - 2026 LIST

Day Nursery & Premises £28,000

EPC

The property has a current EPC rating of D86

TERMS

We are inviting offers for the freehold interest with vacant possession.

VIEWING

Sole letting agents (appointment only)
 Malcolm Stuart Property Consultants
 01937 530853
james@malcolm-stuart.com



1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared April 2026 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.