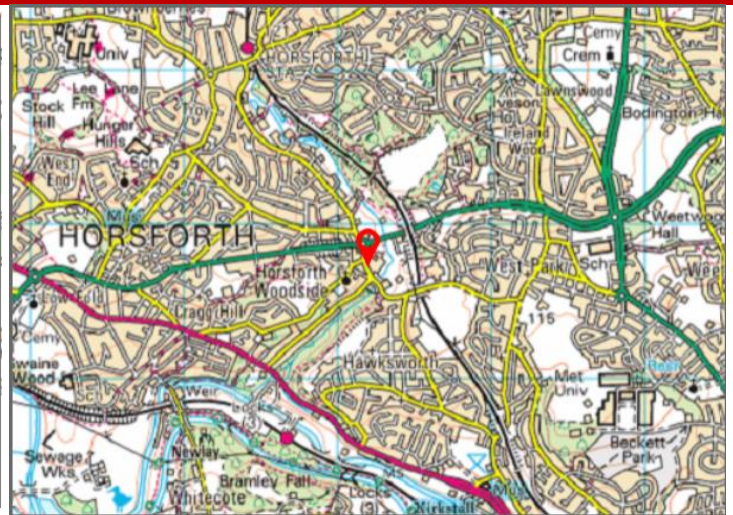
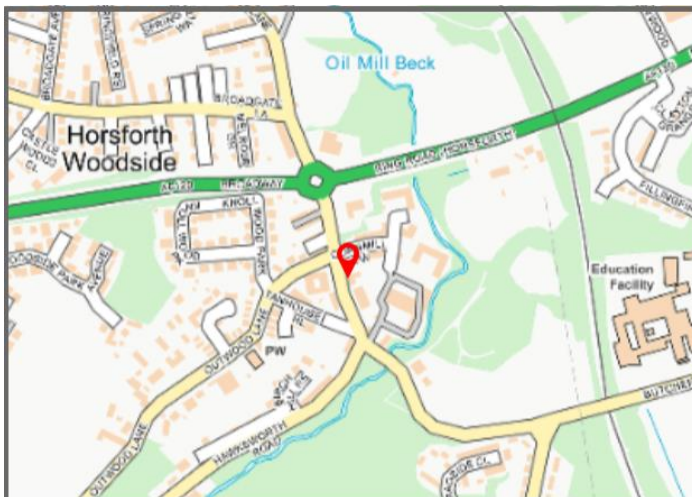


**FREEHOLD INTEREST SUBJECT TO GROUND
RENTS**



**395-399 LOW LANE
HORSFORTH
LEEDS
LS18 4DF**

- PERIOD BUILDING CONVERTED INTO APARTMENTS
- PROPERTY FOR SALE SUBJECT TO GROUND RENT INCOME



LOCATION

The development stands on Low Lane close to its junction with Leeds outer ring road in the suburb of Horsforth in a mixed used locality where residential, office and industrial properties predominate. The property is situated about 5 miles from Leeds city centre and also readily accessible for the city of Bradford.

DESCRIPTION

The property comprises 6 apartments being part of a 4-storey building constructed in stone under a blue slated pitched roof.

ACCOMMODATION

The accommodation comprises 6, apartments, 5 with 2 bedrooms and one with 1 bedroom.

SERVICES

The property benefits from main services. No tests of the services have been made.

COUNCIL TAX

The flats were assessed for council tax purposes as follows:

Flat	Council Tax Band
Apt 1, 395 Low Lane	B
Apt 2, 395 Low Lane	C
Apt 1, 397 Low Lane	C
Apt 2, 397 Low Lane	C
Apt 1, 399 Low Lane	C
Apt 2, 399 Low Lane	C

PLANNING

No enquiries have been made of the local planning office but it is believed that the properties have planning permission for their current use.

GROUND LEASE

The ground leases are dated 12th April 2012 for a term of 999 years commencing on 1st March 2008. The ground rent is £150 per annum per flat. The rent is reviewed on 1st July 2028, 2049, 2070 and 2091. The rent doubles at each rent review date.

PURCHASE PRICE

Offers are invited in the region of £25,000 for the freehold interest tenure. It is believed the property is freehold.

TENURE

It is believed the property is freehold.

VAT

The property is not elected for VAT and VAT will not be chargeable on the purchase price.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

On enquiry of the EPC Register, the EPC ratings are as follows:

Flat	EPC Rating
Apt 1, 395 Low Lane	C
Apt 2, 395 Low Lane	B (expired)
Apt 1, 397 Low Lane	B
Apt 2, 397 Low Lane	C
Apt 1, 399 Low Lane	C
Apt 2, 399 Low Lane	B

ENQUIRIES

Nabarro McAllister
Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

REF: SGN
SUBJECT TO CONTRACT

AUGUST 2021

Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.