
SPINNING ACRES | FAR HEADINGLEY | LS6



LOVE
THE PLACE
YOU LIVE

spinningacres.co.uk

PHASE FOUR

SPINNING ACRES



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LOVE THE PLACE YOU LIVE

Spinning Acres | Far Headingley | LS6



When we embarked on this unique £40 million private rental scheme some years ago, we knew we were about to create something incredibly special. Whilst we set out to turn the rental market on its head by making renting a long-term option with homes that would match our renters' aspirations and lifestyles, we also wanted to create the most desirable rental destination in the Leeds area.

This green and pleasant six-acre site, located at the heart of the Far Headingley Conservation area, has been variously described as a luxury urban village; one of the most exclusive postcodes in Leeds; an area within the city but removed from its hustle and bustle.

For Pickard Properties, it is by far the most ambitious and successful private rental development we have undertaken, so we felt proud and privileged to win recognition for our vision with two awards under our belt for 'Best New High Volume Housing Development' – (Local Authority Building Control) and 'Best Small Development' – (Yorkshire Residential Property Awards), before phase two had scarcely begun.

Now, with the fourth phase well underway, The Spool House, which features 12 one and two-bedroom apartments, we are delighted to report that Spinning Acres is even more popular than we could have imagined.

The accommodation in the first three phases of our development is very much sought after on the rare occasions when it does become available.

The Spinning Acres location, the quality of our rental properties and their thoughtfully planned interiors combined with our friendly and helpful lettings team, make for a great rental experience.

We continue to invest a great deal of time, energy and passion creating the kind of homes people really want to live in – sourcing the type of fixtures and fittings that give any property the edge – the important differences that raise the bar and create a home, not just a place to lay your head.

If, as the saying goes, home is where the heart is, whether you're single, young professionals or co-living friends, you'll find the home you've always dreamt of at Spinning Acres; one that exactly matches your aspirations and lifestyle so that you can truly 'love the place you live'.







ALWAYS A FASHIONABLE ADDRESS

This part of the city, Far Headingley, has been a fashionable address for 200 years as a place of special significance – From Domesday to cricket; from textiles to coffee culture; and now, Spinning Acres. As a suburb of Leeds, the area has seen massive change, yet still retains a quiet charm due to the Far Headingley Neighbourhood Plan and the sensitive regeneration of the former Tetley Hall site into Spinning Acres.

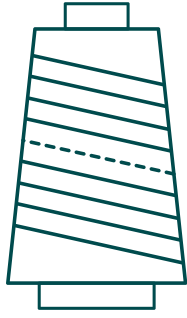
By the mid-nineteenth century the area had become a sought-after address for the wealthy mill owners who sought sanctuary from the city's smog, building impressive villas set in landscaped grounds which survive today. Its tree-lined roads and Yorkshire stone boundary walls continue to create an important visual element of Far Headingley's enduring appeal.

Now this remarkable conservation asset is undergoing further transformation as it begins a new phase in its history.

Latterly forming part of Leeds University's estate when it was known as Tetley Hall, Pickard Properties purchased the site in 2007. Since then, we have set about re-imagining and thoughtfully transforming the site to offer a stunning collection of new properties for rental – new build terraced homes, refurbished apartments, newly renovated historic properties and new build apartments.

The Spool House is phase four and we plan a further five phases before we're finished!





WELCOME TO THE SPOOL HOUSE

Stylish, modern and designed for those with an eye for quality



Tucked away in a quiet corner of Spinning Acres, adjacent to Heathfield Terrace, is The Spool House, a new build apartment building providing four one-bed apartments and eight two-bed apartments.

Perfectly located for those who love the convenience of urban living but also appreciate the peace and quiet of a suburban setting, this new apartment building ticks both boxes.

Built from York Stone, the building complements our other new build properties at Spinning Acres, featuring natural split faced stone with artstone heads, cills and mullions, grey roof tiles and high performance double glazed UPVC casement windows in anthracite throughout.

Our one-bed apartments benefit from balconies on the first and second floors while at ground floor level, we have included a patio to create more living space on warm days.

The two-bed apartments have pleasant outlooks onto mature trees and overlook the conservation area of Heathfield Terrace, while some of the top floor apartments will be eye level with the tree canopy.

Always keen to introduce new interior themes with each development so that we can offer alternative and original styling options, The Spool House stands apart from our earlier phases with its softer, warmer interiors, yet still retains a contemporary, boutique feel.

Spinning Acres will appeal to those in search of quiet, secluded accommodation away from the hustle and bustle of the city yet still want to remain close to the heart of our vibrant city centre.





KEY

CS — Communal Space

P — Parking

SPINNING ACRES SITE PLAN

At the heart of Spinning Acres are two acres of communal open space, which we like to think of as a village green. This site will be progressed throughout 2024. Ornamental trees have been selected to complement the more mature and traditional species like sycamore, horse chestnut and beech, which have been retained as part of Far Headingley's conservation status. Here open grassland with swathes of wild flowers will provide a seasonal food source for birds and wildlife. Areas are also allocated for residential gardens, which can be enjoyed for relaxation and contemplation, away from the bustle of the city.

PHASE 1



— The Yarn



— Boll House



— The Bobbins



— The Spindles

PHASE 2



— Cloth Halls

PHASE 3



— The Cotton Works

PHASE 4



— The Spool House



LUXURY LIVING AT ITS BEST



First impressions count and The Spool House, although tucked in a quiet corner of the site, presents an arresting image with its impressive symmetrical double-fronted design and double height feature windows. Externally, the car park has provision for 12 cars and there are two EV charging points.

Each apartment has an MVHR (mechanical ventilation with heat recovery) system with the addition of an elegant scent system in the communal hallways and entrance. With security a priority for us, a CCTV system has been installed throughout the communal areas together with a video entry system for additional peace of mind.

Windows, balustrading and balcony railings will be in anthracite grey with balconies tiled in slip-resistant grey, blue and white patterned porcelain tiles.

The look continues throughout with oak-panelled 'Amsterdam' doors featuring satin nickel door furniture, with pearl nickel power sockets and switches, and brushed nickel fittings to the bathrooms creating a tasteful aesthetic throughout.

Luxury vinyl tile flooring will be laid in the living, dining and kitchen areas while the communal areas will be covered in quality, locally manufactured, cord flooring.

The Spool House apartments are heated by efficient Rionte radiators with a natural stone core, designed to enhance and prolong the heat created and transfer it in the most efficient way to your room. They can also be controlled by an App to ensure you optimise their use in a way that suits your lifestyle. Each apartment is lit by LED lighting,



controllable by dimmer switches. They also benefit from plenty of USB sockets.

Outside are the parking areas, secure cycle storage and with an eye on sustainability, we have installed solar panels on the main roof. Because this is a conservation area, we cannot install any heat pumps or air source heating systems to existing buildings on this site and exteriors must complement other properties in Far Headingley and at Spinning Acres. Instead, we have concentrated our thoughts on creating the optimum thermal envelope for the building which will achieve B-rated energy performance certification.

We will be furnishing most of the properties for the launch of The Spool House; the rest will be left unfurnished to allow some flexibility to suit personal circumstances. Rental costs will

reflect both options. Furnished interiors will be carefully considered in a range of practical and stylish pieces, sourced by a dedicated team to offer a uniquely stylish living space.

Each renter will be given access to our online moving in guide, which has been specially designed for Spinning Acres residents so that you can enjoy online assistance from day one when searching for your nearest dentist, doctor, hospital, petrol station or supermarket. It is simple to use and if you are new to the area, it will be a particularly useful source of information.

We also have a year-round call out service for maintenance and repairs, so if something breaks down, help is always at hand with a 24-hour emergency contact.

At Spinning Acres, we are revolutionising the rental experience so that it becomes a secure, long term housing option for our renters and those who do not want to be tied into a long-term mortgage commitment.





COOKING UP A STORM

Natural daylight is a key element of creating good energy in any home

A generously proportioned lounge/kitchen/dining area is the focal point of each apartment. Natural daylight is a key element of creating good energy in any home and the main living areas in all our apartments benefit from UPVC double-glazed picture or casement windows.

This will be complemented by walls in warm neutrals from the Farrow and Ball colour palette with an injection of colour from our carefully selected furniture range. Floors will be covered in Camaro luxury vinyl tiles.

With less importance being placed on separate living and dining areas today, the kitchen has to be much more than a kitchen - it is part of your living space - so we have taken care to ensure it provides the very best experience in terms of layout and quality kitchen appliances.

If friends come around, you can still socialise while cooking and take part in the conversation and pre-supper drinks!

Our kitchens, which are locally sourced, are available in three finishes. You can choose from:

- Denim blue doors with 'Nebulas Gold' marble quartz worktops, full height splashbacks with matching shelving and brushed nickel door furniture and taps
- Sea kelp doors with marble quartz Calcutta worktops, a full height quartz splashback with brushed nickel door furniture and taps; or
- Fir green doors (this is a dark, inky green colour) with Manhattan quartz worktops, full height splashbacks and shelving set off with brushed brass door furniture and taps





Our kitchens reflect a degree of individuality and are both stylish and functional, offering ample food preparation space with Franke square metal sinks and as with all our rental properties, there's an impressive range of high-quality integrated appliances. Each kitchen includes a washer/dryer, dishwasher, microwave, cooker, fridge freezer, hob and extractor fan.

There is also integrated lighting in the wall units which happily, extend to ceiling height rather than being of standard dimensions, plus a range of useful accessories such as integrated bins, magic corner pull-out storage systems and cutlery draws, which all combine to create a smart, sleek cooking space with clean lines.

To make the most of the available space, there is also a banquette seat in some open plan kitchen and living areas for efficient use of those awkward corners, making a great place for an early morning coffee and a spot of daily email admin.

Even the most reluctant chefs may feel inclined to cook up a storm in a Spool House kitchen.



BEAUTIFUL BATHROOMS...



Designed with individuality in mind blending innovation with the timeless appeal

Our bathrooms have been designed with individuality in mind blending innovation with the timeless appeal of classic bathroom design thanks to the stylish range of Niagara brushed nickel thermostatic bar showers, basin and bath taps from Scudo.

Also featuring wall-hung WCs with concealed cisterns, Rointe Wi-Fi controlled towel radiators,

wall-hung vanity units in Farrow and Ball Smoke Green and Stiff Key Blue and mirrored bathroom cabinets with a shaver point and light, the stylish design accents of our bathrooms are complemented by ceramic feature walls paired with marble effect tiles.

Our design team have spent a huge amount of time pairing Fired Earth and Italian marble effect tiles in three colourways to give each bathroom a unique feel.





...AND BEDROOMS

Cool and calming bedroom spaces in pale green and blue Farrow and Ball colour palettes, offer a quiet haven for sleep. Fitted wardrobes and soft, oatmeal-coloured carpets combined with a classic mix of Parisian-style beds and pastel painted furniture, bring this gentle scheme together. Some apartments will have en-suite facilities too.

There is little difference in size between the bedrooms in our two-bed apartments which makes them perfect for co-living friends or for the second bedroom to be used as a spacious home office.

With either picture windows or skylights for the top floor bedrooms providing good natural daylight, and with BT and Virgin Media points as standard, plus a communal Sky dish for all renters, good connectivity (and a good night's sleep) are assured from the moment you move in.



There can be very few rental properties in this part of the world - if any - that offer such a high standard of environment, amenity and community as Spinning Acres.

THE VILLAGE GREEN

We're creating a unique and special community at Spinning Acres, at the heart of which, is what we call the village green.

If keeping fit is high on your list of priorities reach for your yoga mat and take advantage of the large green space which is central to Spinning Acres appeal. Perfect for summer picnics or sleeping in the sun, the village green will transport you quietly away from the buzz of Headingley.

We want residents to make use of this beautiful space which is still evolving and will not fully reach its potential until the entire development is completed – the next phases, 5 and 6, will be the stone-built properties – Moor Grange and Moorfield Lodge. In the longer term, yoga classes, keep fit, boot camps, tai chi and similar workshops will be possible, together with treasure hunts or nature trails for children to keep them occupied during the school holidays.

In the future, the village green will be a perfect venue for concerts, carol services and open-air plays, but in the meantime, residents have built a good community spirit and have arranged Halloween events, street parties and lawn picnics themselves. What better way to get to know your neighbours and become part of a friendly, closeknit community?

Perhaps you'll choose to use this space to relax, put up your deckchair, enjoy a glass of wine and soak up the rays. However you decide to enjoy the green spaces at Spinning Acres, our hope is you will want to stay and make your apartment (or house) your very own for many more years to come!

We value private renters and seek long-term relationships because they provide greater security and help to build that all important sense of community. We want you to love your home and look forward to putting your key in the latch each night.





BUILDING ON OUR EARLY SUCCESS

With phase four of Spinning Acres – The Spool House - we are building on the success of our first three award-winning phases.

Our residents love the thoughtfulness and pursuit of good design that goes into each new development – our stylish yet functional kitchens and bathrooms, the sense of community and of course the proximity to the city centre and main road networks beyond – not forgetting the mainline station and Leeds Bradford Airport.

Committed to ensuring renters at Spinning Acres are settled and happy in their new homes, we asked a few of them for their feedback and this is what they said:

As one of our first families to move in during August 2018, Filippo and his family have voted with their feet and say that unless they move away from Leeds, see no reason to live anywhere else!

At first, the primary driver was proximity to their girls' school and Leeds city centre, but now, even though their school is further away, Filippo still finds it a very good location because it is convenient for reaching all the most popular destinations in Leeds.

Laurent, Franciele and family are in one of our four-bedroom family homes. They had been living in Budapest with their children before settling in Far Headingley almost three years ago. They chose Spinning Acres because of the quality of the construction, fixtures and fittings. Laurent said:

“From the beginning, the service provided by Pickard Properties has been excellent and we love the location of Spinning Acres, particularly the communal garden which everyone can use and the fact that it is a very safe, secure environment for our children. It is very peaceful.” Spinning Acres has also provided a great welcome to Mr and Mrs L at The Stables, who returned to the UK from Oz in 2019. They had visited

the UK several times during that 20-year period and when they decided to return, came upon Spinning Acres while searching the web. Mr L, said:

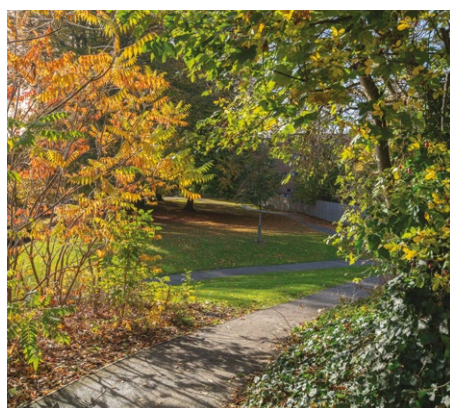
“Living here, you feel like you're in a very special little pocket of Headingley. It's close enough to the local shops, cafes, and restaurants, but far enough away to be our quiet little oasis of calm and tranquility. We feel very lucky to have found Spinning Acres, and to call it home.”

Elliott moved into Cloth Halls, a two-bedroom apartment, during Covid in May 2020. He said: “The apartment was clean and well-presented and the fact that it was furnished and all I needed to bring were my suitcase and some bed linen, came as a bonus. I often travel away, and I can just lock up the apartment and go. I love the outlook over the trees, lawns and gardens. I was only going to stay six months, yet here I am almost three years later. That says it all really.”


Anne, who works for a university in Leeds, is renting one of our three-storey homes in Tetley Gate, which she furnished herself. She moved to Spinning Acres for work in 2021 and says: “The standard of my accommodation is excellent – it is of a very high quality in beautiful surroundings and Pickard Properties maintain the site and garden well. Although it is in a very quiet area, it is close to amenities and the accommodation is light, spacious, modern and very energy efficient – genuinely a wonderful place to live.”

At Spinning Acres, we are combining effortless renting with luxury living, not only setting the standard for private rental schemes, but at the same time creating a high-quality environment both inside and out - a new community in this part of the city – and one which is simply perfect for young professionals, single or co-living friends.

We want our renters to put down roots at Spinning Acres with the confidence to rent long term and to feel the property is their own without the stress of having to budget for any maintenance or upkeep.







YEARS OF
COLLECTIVE
EXPERIENCE +

A LOVE OF
GREAT DESIGN =

A UNIQUE
PRIVATE RENTAL
SCHEME





THE TEAM BEHIND THE DREAM

The team behind Spinning Acres has much in common. Aside from working together on other schemes over the years, being highly experienced in their individual fields and local people with a vested interest in this part of the city, they are all committed to ensuring that Spinning Acres is the most unique private rental scheme of its kind, with a sense of community central to its design.

The professional team:

Architect: Halliday Clark
Project Manager and quantity Surveyor:
Fox Lloyd Jones
Building Contractor: Dobson Construction
Landscape Architect: Smeeden Foreman



IN THE BEGINNING...

This site has been owned by Pickard Properties since 2008. Once part of Leeds University, it has been earmarked for student accommodation but by 2012, the design team began thinking about how they might realise the potential of this wonderful green suburban space with a different end use and a new idea emerged: Spinning Acres.

They set about creating a unique residential private rental sector scheme – one which would appeal to the complete age spectrum of renters – from young professionals and families with children to the retired, over 55 age group.

Reaching this stage has been a long road. Firstly, from assembling a highly talented, innovative and committed design team, was the need for a sympathetic restoration plan for the site. Secondly, the creation of stunning, contemporary designs for new build apartments and family town houses, which would have wide-ranging appeal. And ultimately, harnessing all this creativity and expertise so that the overall concept complied with planning and conservation area challenges and would allay any fears held by local people that this leafy parkland was about to be ruined by over development and inappropriate housing.



A traditional scheme

Halliday Clark, the award-winning, Ilkley-based architectural practice behind the scheme opted for a traditional style in keeping with the history of this site, reflecting the local vernacular – steep, slate pitched roofs, projecting canopies, exposed spars and so on. Each phase has this heritage but there is also a degree of individuality across all the phases too, depending on the housing type.

As a large site which had been given over to student accommodation for so long, our aim was to replace it with a style that brought back some of the grain to the area and introduce a sense of place that picked up some of the local terraces and house styles.

We also wanted to return an area of public open space to full use, so we have created a village green. Although this is private land, people have always walked their dogs through here and this will happily continue, creating a better sense of community.

Landscape architect, Smeeden Foreman, has also been focused on creating habitats that provide opportunities for wildlife and enhance connectivity between the various phases of the development.

Throughout the scheme there has been an intention to incorporate plants which have been included in the Royal Horticultural Society's Plants for Pollinators list or have other qualities beneficial to wildlife. Some of these include buddleia, ajuga, allium ceanothus, geranium, hydrangea, Lavandula, nepeta, salvia and viburnum while native trees proposed include Scots pine, field maple, wild cherry crab apple and silver birch, species which are known to provide a valuable habitat and source of food for insects, birds and mammals.

Other habitats included within the scheme feature open grassland with swathes of wildflowers alongside the retention of the copse of mature trees located in the centre of the site.

Because we were moving from a student accommodation block to private rental property, we have undertaken a lot of community consultation – we knew that any ideas we put forward for the site would quite rightly, be under close scrutiny from the active community groups and local residents.

So, we have addressed concerns about the environmental aspects by working with tree specialists, ecologists, the planning authority and other conservation consultants to ensure a finished product that will be well received by all and importantly be viewed as a highly attractive place to live.

And because all Spinning Acres properties will be exceptionally well maintained, this adds significant value to Far Headingley.

Dedicated teamwork from start to finish

Here we take an inside look at the Spinning Acres development through the eyes of the in-house team that has been instrumental in creating it.

Strategic director, Denise Mcardle, believes that the realisation of this unique residential development is a real team effort. She says: as

“We have all worked hard on the fixtures, kitchens, bathrooms, flooring and tiling – ensuring that with our knowledge of the industry, we have fixtures that are practical and durable. Finding the correct balance between practicality and creating exceptional interiors is central to our mission in providing homes for those who prefer to rent.

“Pickard Properties develop homes specifically for the private rented sector. Unlike conventional residential developers we let, manage and maintain the completed properties

once they are constructed, creating a high-quality environment, specifically tailored to its private rented community. Our product and service have been developed over many years of experience and they offer a convenient alternative to home ownership.

“Our specialist in-house team are responsible for translating the interiors mood boards into actual furniture, colour schemes and all the small details that combine to make a blank canvas into a range of stunning, contemporary homes.

“Pickard Properties keeps its developments for the long term and we need to make sure we have a balance between hard wearing and practical interiors without compromising on the aesthetic appeal of each property.”

Catherine Coleman, director, sums up: “It is a pleasure working with Halliday Clark, Fox Lloyd Jones, Dobson Construction and Smeeden

Foreman because they are familiar with how we work and what we expect. We have developed a very productive working relationship with their teams and they are doing a marvellous job for us. Their attention to detail is excellent.

“What's more, we have over hundred years of combined letting experience within our excellent in-house team who have worked with us from the start of this development and can see the potential of what we are trying to achieve and make it a reality – right down to the last door knob, light fitting and heated towel rail. This is hugely important to the success and consistency of the development going forward.

“We want our tenants to really love their home so the entire project team is going the extra mile to make Spinning Acres very special.”







THE HISTORY OF THE AREA AND THE CREATION OF THE SPINNING ACRES CONCEPT

Originally a separate village, Far Headingley became part of Leeds when wealthy industrialists mostly working in the field of textile manufacture and responsible for spearheading the industrial revolution in this area of Yorkshire, constructed huge mansions and villas.

Still blessed today with street after street of beautifully proportioned early Victorian houses and terraces, as well as some 18th century cottages, it is pleasing to see how leafy and green it remains in this part of the city where many of the houses share communal gardens.

In fact, it seems that no two houses are the same in Far Headingley, which merely adds to its charm; every terrace has its own distinctive character reflecting the personal taste of its Victorian architect.

Spinning Acres takes its inspiration from the textile industry

The design of our brand icon resembles the fields and acres of land from which Far Headingley evolved – where the stone and brick villas on the east side of Otley Road, north of Hollin Road and Glen Road were located entirely in the open countryside until the 20th century.

You will see repetition of this pattern, designed to represent ploughed fields, used in a number of ways throughout our materials.

Comprising separate housing developments, each new phase at Spinning Acres is unique and reflects Leeds' textile heritage in some way.

The growth of the textile industry in the Leeds area

- Woollen textiles, the flax industry and cotton manufacture began the industrial revolution in Leeds.
- In 1790, Richard Paley built two cotton mills which used steam power to drive the spinning machinery, thus marking the beginning of the factory system in Leeds.
- England was at war with France and suddenly there was an increased demand for uniforms and blankets.
- By 1821 there were 19 mills and this figure had risen to 37 by 1855.
- In turn, the textile industry generated a need for engines, machinery and tools and so the foundation of the engineering industry in Leeds was laid.
- Textiles formed the basis of the economy of Leeds in the 19th century.
- As other industries followed, so the wealth of the town grew and by the mid-19th century, Far Headingley had become a sizeable rural settlement.





THE PICKARD APPROACH

All Leeds born and bred, the Directors of Pickard Properties, Simon, Miles and Catherine are passionate about property and focused on providing good quality homes for all types of tenants.



Miles Pickard

Catherine Coleman

Simon Pickard



Attention to detail and getting the overall feel of each development exactly right is the hallmark of the Pickard approach – that, and really understanding what tenants want.

Pickard Properties is the longest established home lettings specialist in the Leeds area. We are a local family firm, a well-respected name in the regional lettings market and we've been established for more than 50 years, which says much about how we operate.

From a period when student accommodation was our core market, we have successfully grown our professional letting portfolio alongside it for the last nineteen years and also have a range of properties across West Yorkshire in Leeds, Halifax, Horsforth and Brighouse.

We are known for converting fine buildings into superb accommodation for professional letting and through this, have dispelled the myth that developers try to shoehorn too many flats into buildings. Instead, we have breathed new life into old chapels, textile mills, Victorian properties, and stone-built villas, creating absolutely unique apartments..

Now, we are building on this wide-ranging expertise at Spinning Acres.

We adopt a listening strategy for all our tenants, which means we understand our market and the demands and needs of tenants who want to live in the area.

We have certainly tried very hard with this scheme to make it one that works for everybody whilst still retaining a lot of the unique and special qualities of the site. You could say it has been a labour of love - given that we began this development in the midst of the 2008 recession – yet have maintained our enthusiasm for the site and a belief in our vision from the outset, even though there have been several challenges along the way.

We have intentionally tried to avoid too much massing on the site and have retained a two-acre open green space at the heart of Spinning Acres, safeguarding many of the large mature trees and wildlife which are so important to preserving the ambience and special character of this residential oasis.

Denise McArdle, Strategic Director, said: 'With continued sympathetic regeneration of the site, special consideration will be attributed to replacing trees with mature specimens rather than saplings where the distance to development guidelines permits. It is equally important to us that we preserve and restore this beautiful site for our residents and the local community. It is always with a heavy heart when trees must be removed but we always ensure that replanting is high on our list of priorities.'

We have worked hard to communicate our vision for the site with the community and help them understand what we are trying to achieve.

We are not in this for the 'fast build and sell out' strategy that other developers may adopt. We are in it for the long term and would like our tenants to feel the same way. Ultimately, a happy tenant makes for a happy landlord!

Sarah Powell, Operations Director, added: 'For fifty years our main area for residential lettings has been Headingley and Hyde Park, so we know it inside out.

'Our office is in Headingley, and our expanding team can deliver the level of service required for residents in our properties.

'We will be around to see how our plans translate into every detail of the build and go the extra mile with finishes and quality of construction because Spinning Acres will remain the flagship of the Pickard brand.'

At Spinning Acres, we are combining effortless renting with luxury living. We have not only raised the bar for all round quality, style and comfort on private rental schemes but at the same time, we are creating a high-quality environment specifically tailored to the needs of the sector and to suit a wide range of occupiers.







- 1.2m North of Headingley
- 3m To the Northwest of Leeds city centre
- 13m South of Harrogate
- 7.5m East of Bradford
- 24m Southwest of York
- 36m Northeast of Manchester
- 1.6m Leeds General Infirmary
- 1.4m Headingley Train Station
- 0.7m Headingley Carnegie Stadium
- 6.5m Leeds Bradford Airport



LOCATION, LOCATION, LOCATION



Far Headingley's origins are as a rural, agricultural village of cottages but by the early 18th century a significant phase of village development had begun and by the 19th century, its character changed so that it increasingly became one of Leeds' urban villages.

The village offered the attractions of fresh air, clean water and easy access to the surrounding countryside. Around this time, larger houses and impressive villas were added to the village, such as those along Shaw Lane, the stone and brick villas on the east side of Otley Road north of Hollin Road and Glen Road. These houses were located entirely in the open countryside until the 20th century.

Despite its proximity to the centre of Leeds and the developments of the 21st century, even now, visitors to Far Headingley will be aware that it retains a strong sense of its own distinct identity, reflecting the character of an early 19th century village.





A village in the city – but away from its hustle and bustle

At Spinning Acres, you can have the best of both worlds – a job in the city with a wide range of retail and leisure facilities on your doorstep, yet just a short distance away, whether by car or public transport, there's the peacefulness of Spinning Acres in its lush, green and private setting.

Bounded on two sides by Burton Crescent and Moor Road, Far Headingley is situated beyond central Headingley, on the way to West Park and Weetwood along the A660 Otley Road.

As a location it has the benefit of all the Headingley amenities but is more than just an extension of Headingley – it is all together quieter and more relaxed than other areas of Leeds – a suburb with its own character - and its residents are passionate about keeping it that way.

The area is popular with young families, retired academics and young professionals, all seeking the benefits of living so close to the city without its daily hustle and bustle.

Just a ten-minute walk into central Headingley and yet there is so much on offer in Far Headingley itself, including several independent cafes and shops on Otley Road, where you may prefer just to while away your leisure time closer to home. The open space of this development has been described as 'the

heart of Far Headingley' and it has been enjoyed by existing local residents for many years.

With highly sought after primary and pre-schools close by it's hardly surprising that the area is in such demand.

Those who live there can quickly become passionate about preserving the charm of this urban village. A group of local people founded the Far Headingley Village Society (FHVS) in 1971 which is dedicated to 'the conservation and improvement of the area for the benefit of the inhabitants and all who make use of its amenities'. The FHVS was largely instrumental in obtaining conservation status for Far Headingley in 1972 and with the continued efforts of society members to promote and protect the area, there's a real community spirit here.

Far Headingley benefits from being on the A660 and as many as 18 buses per hour go along the route on weekdays and Saturdays between 8am-7pm. The 1, 6, 97 and X84 services go along this route, to the city centre in one direction and Guiseley, Otley, Ilkley and Skipton in the other.

Just over one mile to the southwest of Far Headingley, you'll find the Headingley train station which is 11 minutes' ride from Leeds. It travels past Burley Park when Leeds-bound and to Horsforth northbound.



FAR HEADINGLEY – WHAT'S NOT TO LIKE?



The majority of Far Headingley and Headingley's restaurants and cafes are located on Otley Road.

Heaney & Mill, 50 Otley Road, opened as an independent restaurant and cocktail bar in 2017 where executive chef and MasterChef finalist, Tom Rennolds works with trusted local suppliers to use only the finest, freshest ingredients and is open seven days a week for breakfast, lunch and dinner. Opening hours are 9am to 10pm daily and 9am till 10 pm on Sundays.

Then, there is **Loaf**, (formerly Sebby's) at 90-92, a friendly little café deli selling award-winning coffee, homemade cakes and fresh, made to order sandwiches and is highly rated on Trip Advisor.



Fika North Coffee at 4 Otley Road is also definitely worth a visit. Inspired by the Swedish coffee culture, Fika, meaning a moment to slow down and appreciate the good things in life, serves mouth-watering pastries, cakes and bagels all day along with craft beers, cocktails and natural wines and serves the finest speciality coffee from independent roasters in Leeds, Yorkshire, the UK and beyond.

Not far away at 24 Otley Road is Poco Sicilian Street Food if you feel like an easy supper. Poco is Leeds' first Sicilian food outlet. Treat yourself to a scrummy Sicilian feast box which will feed two to three people – invite your friends!



Other good places to eat aside from Otley Road, are Bare Café on Weetwood Lane selling coffee, cake and groceries, or ZAAP Thai on St Anne's Road selling Thai takeaway food and Jimo's Thai Café on North Lane.

There's also Bottle Chop on Weetwood Lane – for a wide selection of wines, deli and a bar – a perfect stopping off point for wine lovers!



If your preference is Indian food, then the Cat's Pyjamas at 53 Otley Road will not disappoint, while lovers of Greek food will find the Santorini Bar and Grill at 55a, a great eating place. Eat in or take away at this casual, family-owned eatery with decorative tiles offering Greek and Turkish fare with meze plates and wine.

Award-winning takeaway doner kebabs, salad and rice boxes can be found at I am Döner at No. 23.

In a nutshell, all tastes are catered for in this area and there are many eateries of note. You'll be spoilt for choice.





The Cottage Road Cinema is widely acclaimed as a small iconic cinema hosting a mix of art house films, Hollywood blockbusters and even documentaries. With its first screening in 1912, it is still open most days of the week and is believed to be one of the oldest surviving cinemas in Britain. It is certainly one of the last suburban cinemas in Leeds.

Far Headingley has several specialist shops of its own as well as a convenience store, but only one mile away in Headingley a wide range of retailers, major high street banks, the post office and GPs can be found.

St Chad's Church dominates the skyline in Far Headingley. Built in the mid-19th century on land owned by the Beckett family it is a popular place for locals to worship and its gardens are very well kept.

If real ale is more to your taste, the world-famous Otley Run pub crawl promotes itself as one of the world's great booze trails, giving you a day/night hangover to remember. Sounds great...!

Starting off at Woodies Craft Ale House and ending at The Dry Dock with The Three Horseshoes and the New Inn on the way the second and third stop off points by which time you will have arrived at The Headingley Taps. All five pubs are good enough to visit individually without the need to move on. At The New Inn for example, you can watch football or rugby and at The Three Horseshoes, there is live music every month.





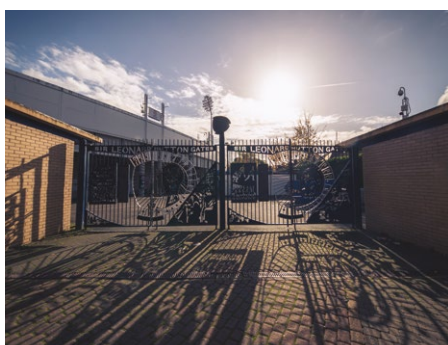
From coffee shops to cricket, it's certainly a place where you will never run out of things to do or see.

Cricket fans are in for some luck. At Far Headingley, you will be living close to the **Headingley Carnegie Stadium**, one of the most impressive cricket venues in the country. It is home to **Yorkshire County Cricket Club**, **Leeds Rhinos** rugby league and **Yorkshire Carnegie** rugby union clubs.

It is also a regular venue for test matches for the English cricket team, which features many Yorkshire players including Joe Root.

If you're not quite at county standard, then Headingley Cricket Club could be worth further investigation. This amateur cricket club has a first and second XI – providing some scope for fast bowling for those who appreciate the talent of Joe Root but do not aspire to be him. The ground is sometimes available to hire for a quick game of Twenty20.

The **Sports Park at Weetwood** is also a superb facility and although owned by the University of Leeds, it can be used by anyone. It offers playing fields for football, tennis, badminton and rugby on well-maintained surfaces.



Beckett Park on the edge of Far Headingley provides plenty of opportunity for walks or picnics and watching the world go by. Aside from its attractive expanse of greenery there are tennis courts with a kids' play area.

Meanwood Valley Nature Reserve, close to Headingley, is a large nature reserve with a landscape of varying habitats including bogs, heaths, grassland, becks and a pond. The Meanwood Valley Trail with a cafe en route, runs from Woodhouse Moor, through the Meanwood Valley and on to Breary Marsh and the outskirts of Leeds city centre.



WANT TO KNOW MORE?

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