



CITU Ställ

Hidden Gardens, Leeds, LS5 3FD

Updated April 2024

Our Concept

Bold and innovative: we don't just talk about being sustainable – we live it.

Citu's flagship tenet is simple – we exist to tackle climate change. From the ground up, everything we do is part of that mission. As placemakers, if a project isn't sustainable, it's not worth doing, and our overarching approach to the development of better places to live, work and play is fuelled by a focus on the future. Buildings energy and transport account for 62% of the UK's emissions, so we create sustainable places in the centre of cities to help combat this simultaneously.

Since 2004, we've been helping people live more sustainably. Our expertise lies in combining great design, innovation and cutting-edge technology to create modern, aesthetically beautiful homes that make it easy for you to reduce your carbon footprint and help accelerate the transition to zero-carbon cities.

We're leading the charge – winning more than sixty awards along the way – challenging conventions and creating amazing places where people and nature can live, grow and thrive. And you're invited to join us.



The Vision

Serene and uncompromising: Established within a wall of trees on the periphery of the city centre Ställ encapsulates the benefit of finding better ways to live within our cities. A city shouldn't just be a place you come to work – it should be where you want to make your home.

Sustainability is our bedrock. By challenging the status quo, we want our flagship development, the Climate Innovation District, in Leeds city centre to start a chain reaction across the UK house-building industry, creating sustainable communities, in low-carbon developments across the country.



Live Better

A botanical canalside haven where design innovation, sustainability, community and nature unite.



We believe in doing things differently.

set apart from – and at the heart of city living – our striking modern homes put community and quality of life at the fore.

Community spirit

From sheltered terraces to lush communal gardens that ebb toward peaceful canalside decking, the carefully considered design is centred on the creation of relaxing, restorative spaces that provide a place to connect with those around you. It's a blueprint for a strong, thriving community – and to ensure residents have a stake in the neighbourhood, a Community Interest Company allows the people that live here to take ownership of their place.

A sense of place

Each lofty, light-filled home has been cleverly crafted to champion focal views of the verdant natural surrounds.

Encircled by a rich layer of greenery and set away from the hustle of busy streets Ställ offers a serene sanctuary to escape to.

Go with the flow

Lining the edge of the Leeds/Liverpool canal – a wetland home to local herons, swans and ducks – and flanked by abundant plant life, guarantees a peaceful outlook enveloped by greenness. A 20-minute cycle along the water's rippling edge takes you direct to Leeds City Centre, swerving commuter traffic entirely.

Maximising on eco-friendly living practices, free on-site bike storage is plentiful, all households with two or more bedrooms will have optional access to a car parking space, all spaces are EV car charging enabled. This means infrastructure is in place to allow installation of the exact type of charger needed for resident's electric car. Residents can use the governments OLEV Grant to help cover the cost of this.



The Citu Home

Our homes are one of a kind. Only a short walk along the canal to get to the city centre and surrounded by the wildlife and greenery, to step through the front door is to step into a world that's been expertly crafted with your enjoyment in mind. Offering beautiful, versatile spaces to relax, gather and work, a Citu Home is a place to live better – somewhere that puts wellbeing front and centre.

Creative and community minded, we've torn up the rule book, pushed boundaries and pared things back to build peaceful, innovative homes that cleverly balance accessible design, superlative functionality and excellent eco credentials. Think: less, but better.

Built for our time

The Citu Home is different. We look at things holistically, seeking fresh solutions to today's challenges. The result is a cutting-edge home that harmoniously combines an inherently bold design with the latest in sustainable technology, to radically reduce your carbon footprint.

Amazing spaces

Concealed behind a striking facade and bathed in natural light, the Citu Home has been meticulously conceived to champion spacial ingenuity and ensure an effortless flow between rooms. The incredible open-plan design is framed by high ceilings, a mix of carpeted and hardwood floors and huge triple-glazed windows to provide a multi-layered, flexible space with an inventive material palette. Sleek, modern and pleasingly clean-lined, its warm, inviting and finished to a rigorous specification. Consider it Scandinavian design at its finest.

Bold in seeking continuous improvement

When it comes to designing our homes each element is carefully considered to lower the impact from an environmental perspective. Each change is considered so that it collectively lowers embodied carbon within the buildings the latest changes consist of:

Air source heat pump technology, which is capable of providing up to three times more heat energy than the electrical energy it consumes.

Natural wood fibre insulation, a type of insulation requires less energy to produce than others whilst maintaining an excellent thermal performance, beneficial to the environment and the occupants of our buildings.

Corian worktops, a durable solid surface material manufactured using environmentally friendly practices and can be recycled at the end of its life.



Sustainable throughout

Unlike other developers we own the entirety of our design and build process. Our unique approach begins with our in-house design team who create hand-drawn sketches and models that develop into intricate CAD drawings. The Citu on-site manufacturing facility then constructs the timber framing ready for our squads to fit-out. This holistic approach allows us to own every step of the process, scrutinise our environmental impact and create a loop for continuous improvement.

We use natural materials to lock up carbon within our buildings and reduce impacts during construction by:

Using our own timber frame construction system.

Reducing the need for concrete, steel and other carbon-intensive materials.

Innovating and sharing our knowledge to promote the use of timber within the construction industry.

We create low-energy homes by designing in line with passive-house design principles:

High levels of insulation, creating low U-Values and reduction of any thermal bridges.

Buildings are tested to ensure they meet industry leading levels of air tightness.

Mechanical Ventilation Heat Recovery (MVHR) systems are used to reduce heat loss from ventilation.

We maximise free energy from the sun with south-facing windows and solar panels.

Triple-glazed windows.

Thermal modelling is used to check if buildings meet our low energy targets (15kwh/m2/year).



An aerial photograph of a modern residential development. The houses are multi-story, with a mix of light-colored stone or brick and dark green panels. They feature flat roofs with extensive rooftop gardens, including seating areas, umbrellas, and plants. The houses are situated along a canal, with a small boat visible in the water. The surrounding area is lush with trees and greenery, creating a natural botanical landscape. The text 'Canal houses' is overlaid in large white letters on the left side of the image.

Canal houses

Four bedrooms

Set within a natural botanical landscape on the Leeds Liverpool canal

Light-filled, contemporary homes designed with well-being in mind

Low carbon, fully electric townhouses

Close proximity to Leeds city centre

Stylish Canalside Townhouses

Light-filled and low carbon – a botanical oasis that blends innovation with nature

These homes, located just on the outskirts of Leeds city centre, have been meticulously crafted to embrace the beauty of the surrounding natural landscape. They also feature striking architectural elements, such as decks extending over the canal. These exceptional four-bedroom townhouses offer unparalleled dual aspect views of the natural surroundings.

Nestled alongside the tranquil Leeds and Liverpool canal and surrounded by lush greenery, it's easy to forget that you're only a short distance from the heart of Leeds city centre. These spacious townhouses boast impressive features, including high ceilings, abundant natural light, and a prime canal-side location.

The design of these homes is characterised by immaculate Scandinavian aesthetics, exemplified by a commitment to clean minimalism, a sense of open and flowing spaces, a palette of fresh neutral colours, and the use of natural materials. This design approach seamlessly brings the living spaces to life.

In line with Citu's design principles and commitment to sustainability, these homes are ultra-efficient and incorporate an MVHR air filtration system, resulting in energy savings and low carbon emissions.



Serene surrounds

Canalside living

We've removed barriers to maximise on space, creating airy rooms which have direct access to the Leeds and Liverpool canal. Step onto your back decking and be amongst the trees and beside the water. Meander over onto the canal path and transform your daily commute into a peaceful stroll.

Green spaces

We want you to love where you live, so we've surrounded the homes with nature, creating lush, green spaces full of biodiversity that are both invigorating and restorative.

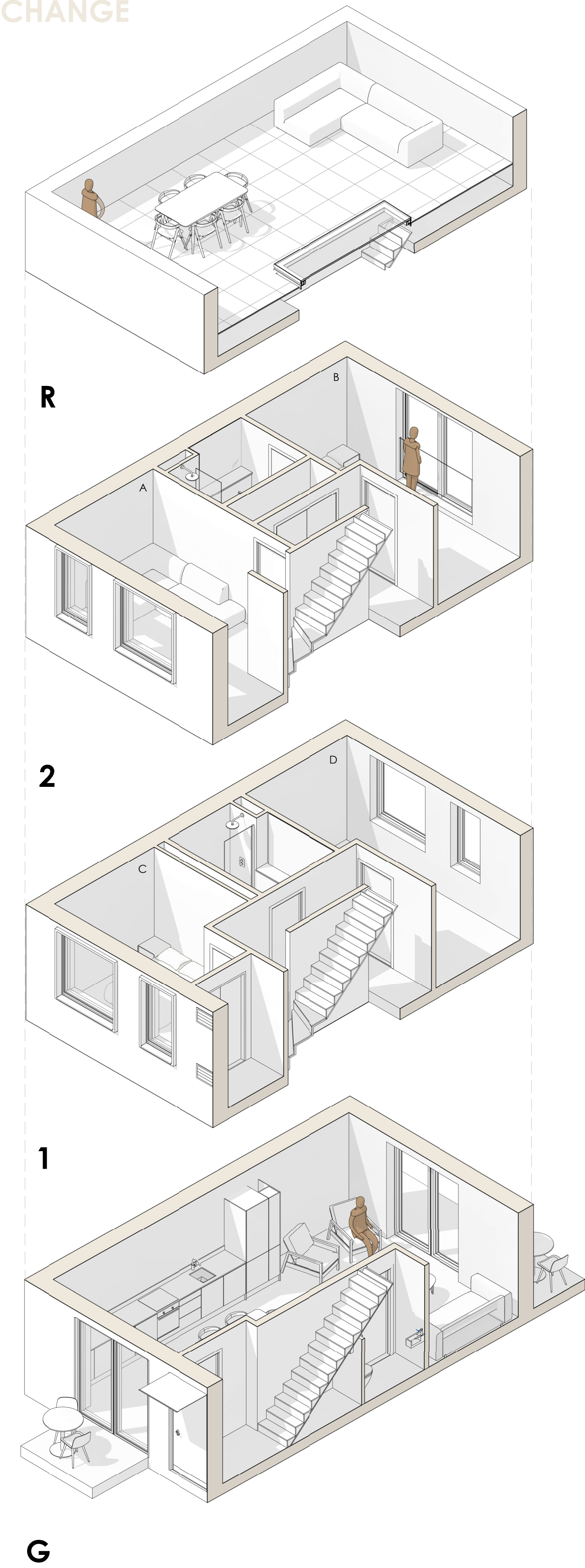
Room to breathe

Flowing open-plan design

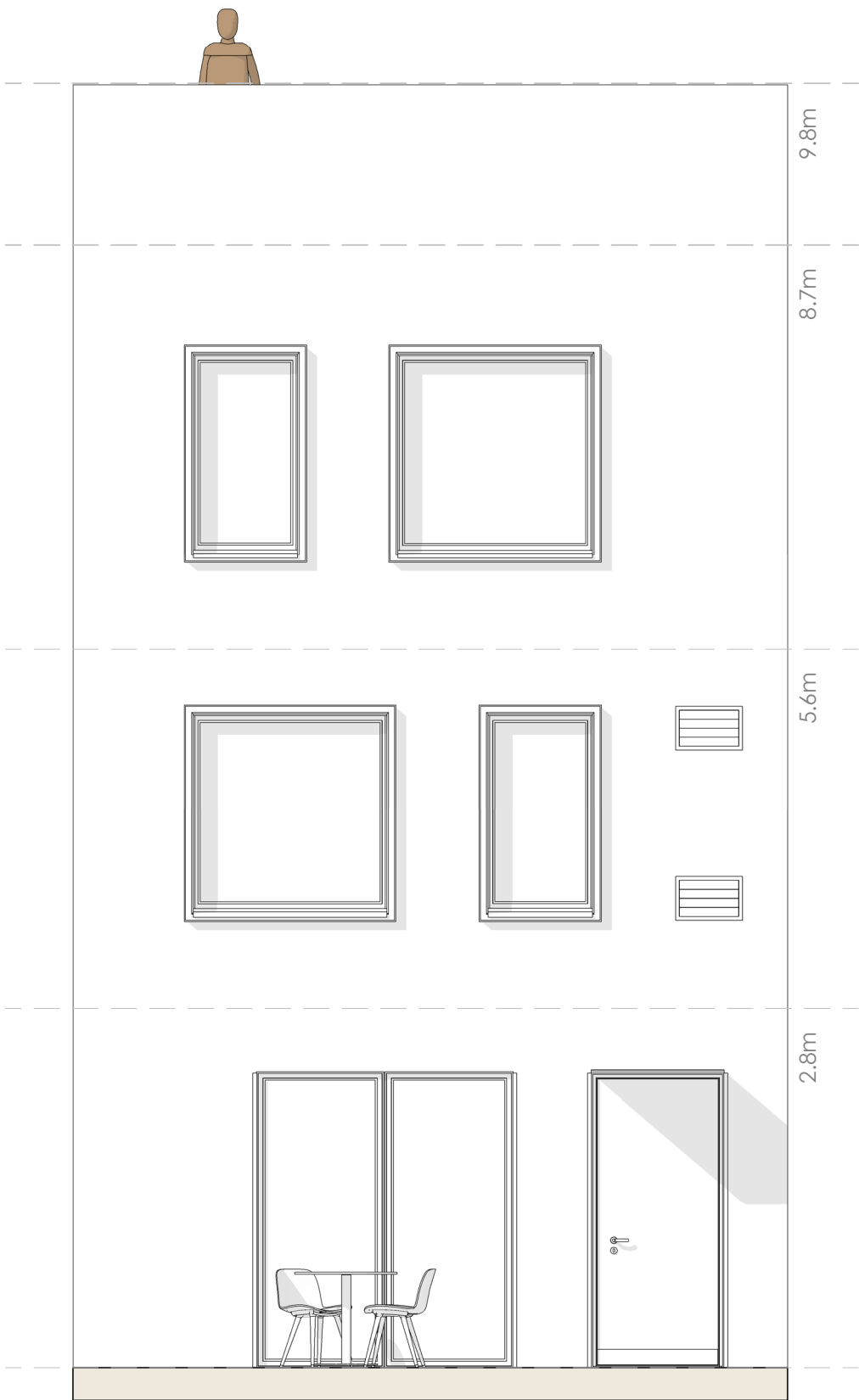
At Citu, we let the space do the talking. Pared back, bold, capacious and brimming with light, each of our timeless townhouses have been shaped by contemporary design principles. We've thought holistically about light, space and a connection to the outdoors to craft your perfect home.



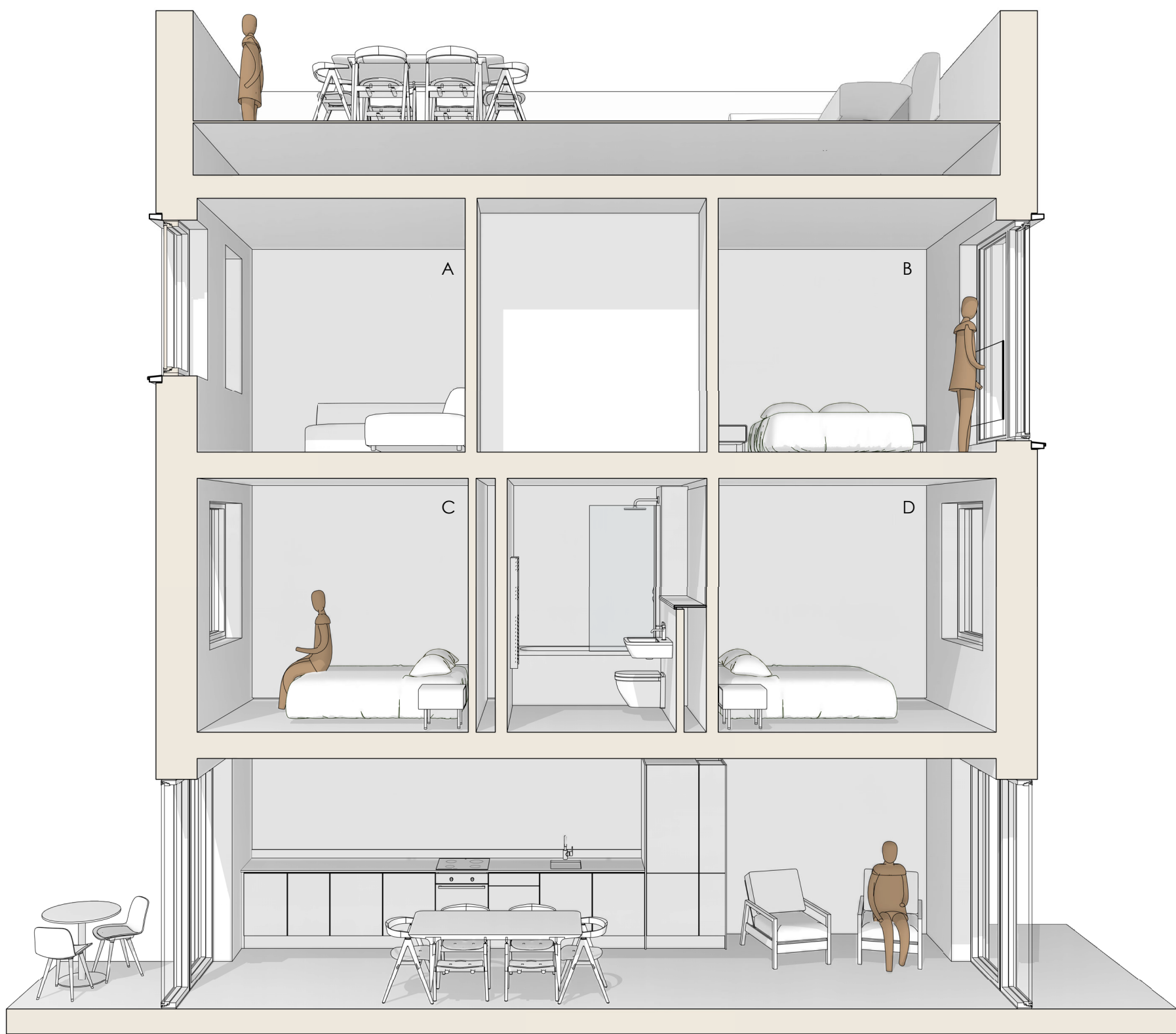
SUBJECT TO
CHANGE



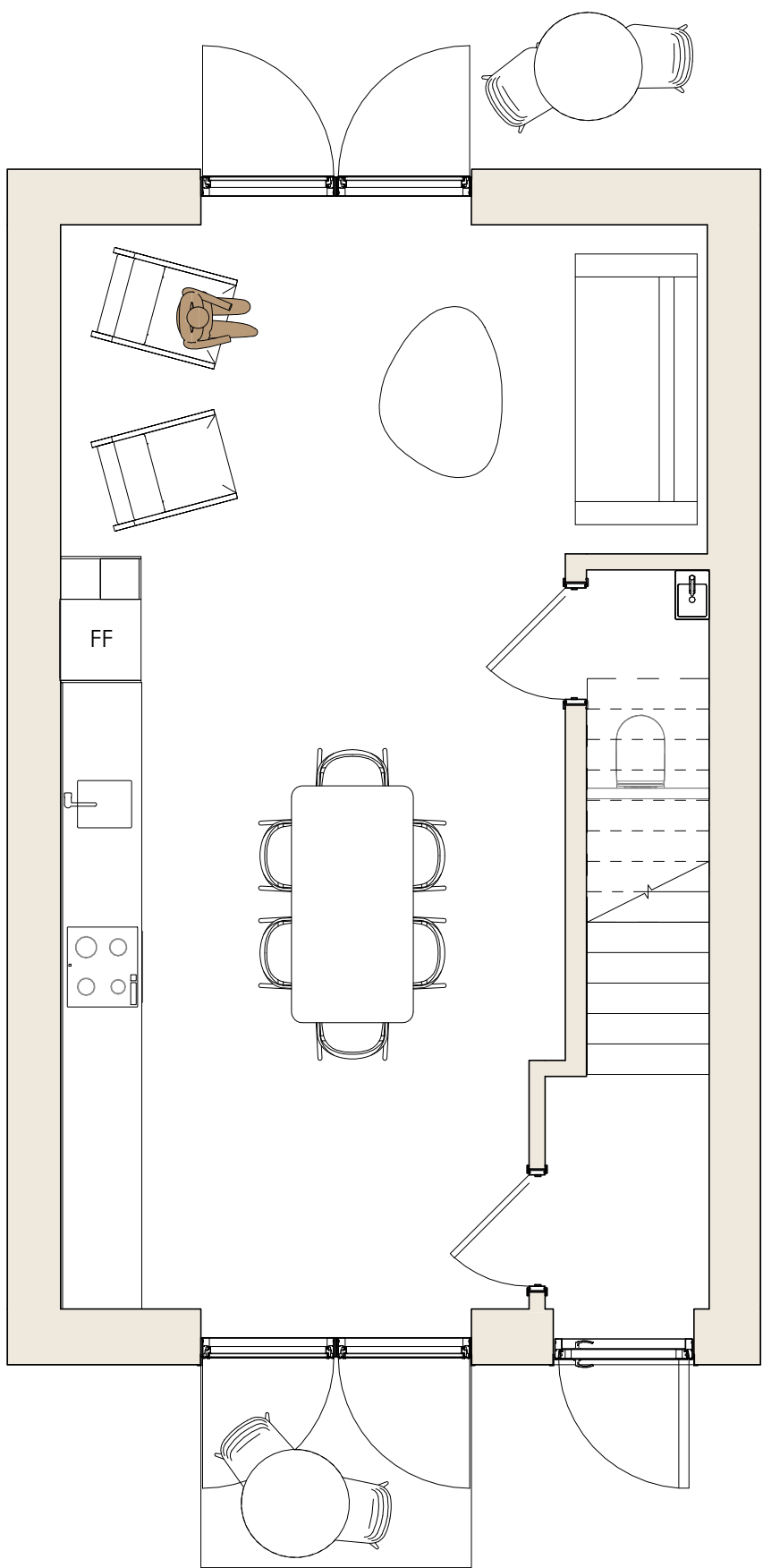
MODEL VIEWS



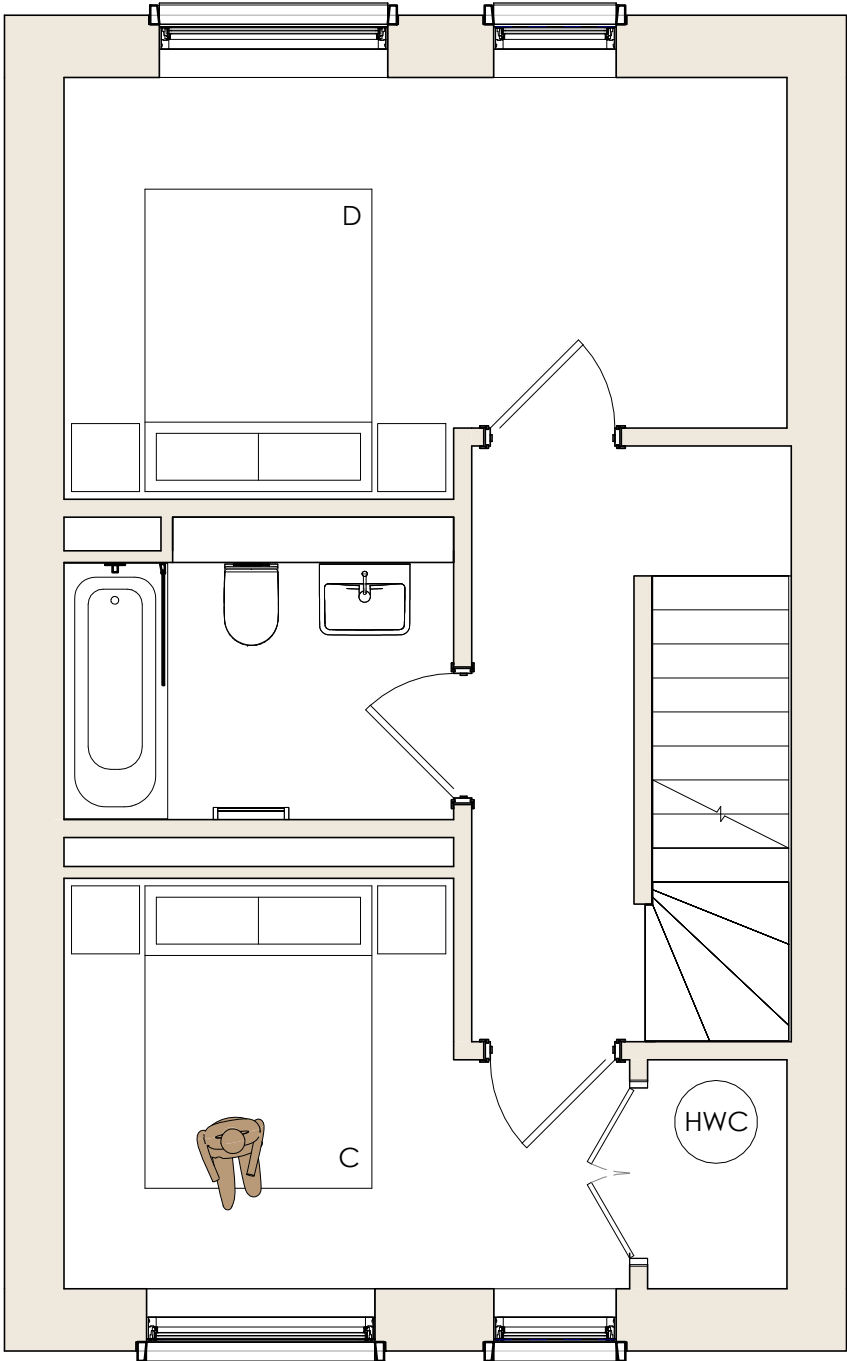
FRONT 1:50



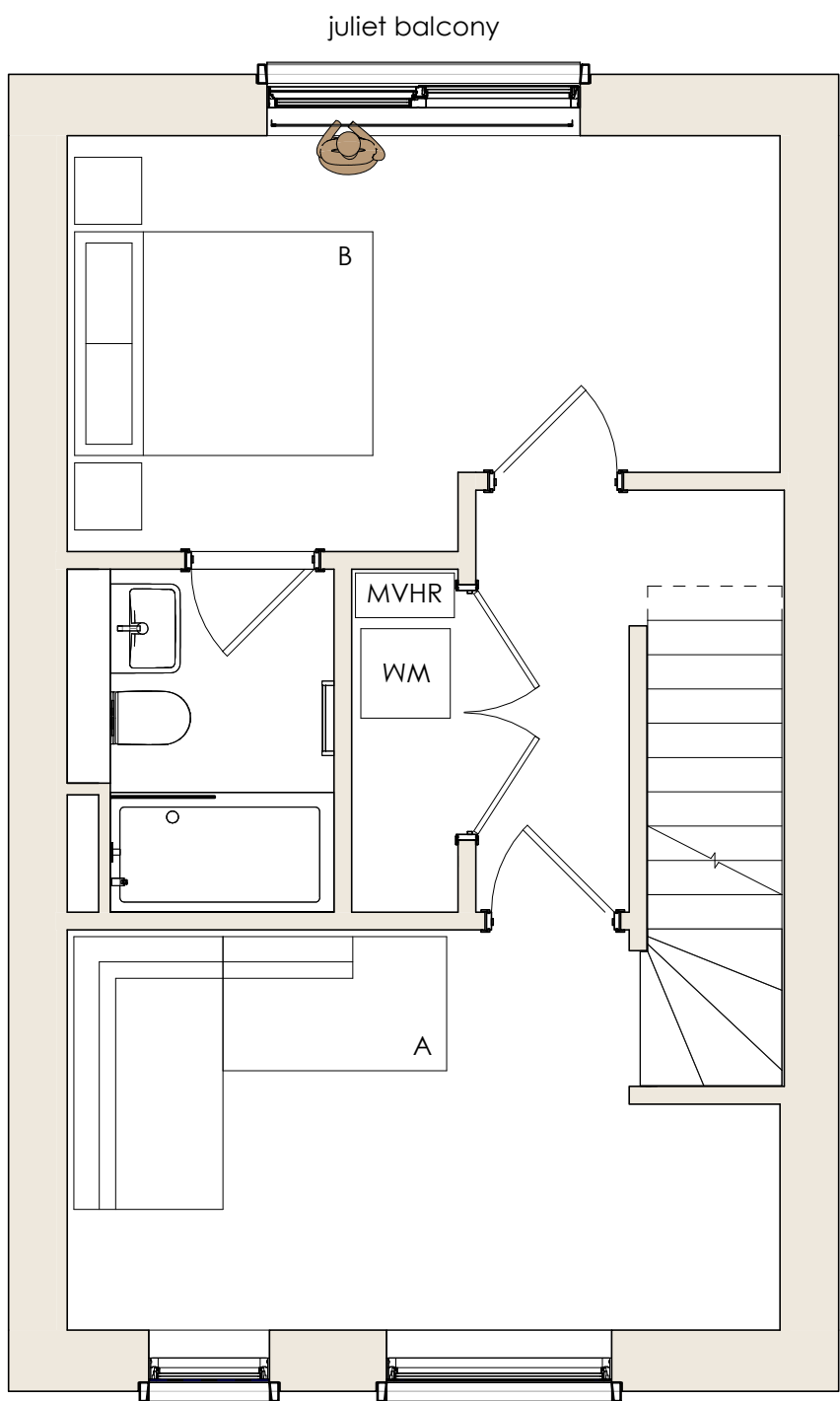
SECTION 1:50



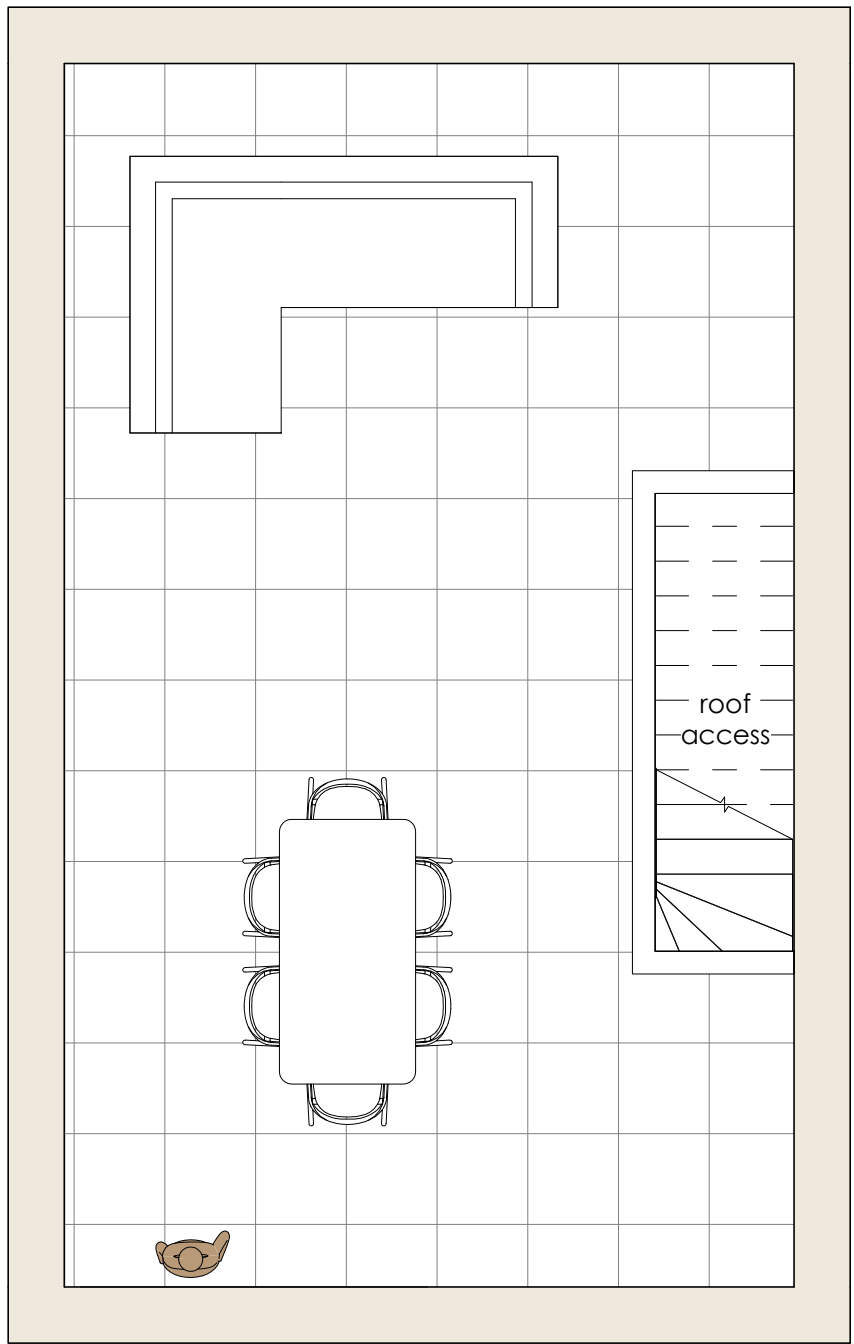
PLANS: G 1:50



1 1:50



2 1:50



R 1:50

INFORMATION

Property type: terrace house

Total area: 1334 sq ft.

Ground floor living space: 8m x 4.7m

A: Multifunction room: 4.7m x 2.8m

B: Primary bedroom: 4.7m x 2.8m

C: Multifunction room: 3.7m x 2.7m

D: Study / bedroom: 4.7m x 2.6m

Number of bedrooms: up to 4

Number of bathrooms: 2½

Heating: electric

Hot water: air source heat pump (ASHP)

Ventilation: mechanical + heat recovery (MVHR)

Floor Finishes:

Ground Floor - Concrete

Bathrooms - Tile

Upper Floors - Carpet

Predicted energy usage per annum: 4,350 kWh

Avg. 4 bed home usage per annum: 21,000 kWh

(www.ofgem.gov.uk/average-gas-and-electricity-usage-2024)

CANALHOUSE

CITU

File Name: HT - CITU - CANAL - ZZ - DR - A - 00 - 001.rvt

Canal Houses

Specifications & options

		Included	Optional Extra			Included	Optional Extra
Home	Painted white throughout	•		Kitchen	Corian worktops white	•	
	Smart technology installed	•			Unit doors matte finish white	•	
Bathrooms	Porcelain tiles light grey	•		Appliances	Mixer tap chrome	•	
	Fitted mirrors with plywood shelf	•			Stainless steel sink	•	
	Sink white porcelain	•			Induction hob	•	
	Wall-mounted ceramic WC	•			Fan assisted oven	•	
	Bath white	•			Dishwasher	•	
	Contemporary shower controls chrome	•		Flooring	Fridge freezer	•	
	Bath screen with easy clean coating	•			50/50 diamond bay wool blend textured carpet, in bedroom and stairs	•	
	Toughened glass shower screen with easy clean coating	•			Multi-ply oak flooring	•	
	Contemporary mixer tap chrome	•			Room 4 with roof terrace access		
	Heated towel rail	•			Exposed concrete screed		
Electrical	White electrical sockets plastic	•			Living Room/Kitchen		
	White wall lights	•					

Specifications and option choices are dependant on the time between reservation and completion. Where a reservation is made close to completion of a plot then it is not possible to make specification and option choices.

Any specification and option choices that are made need to be guaranteed with an exchange of contracts or a non-refundable deposit. Please speak to your sales specialist for more information.

Standing Out From The Crowd

Pushing boundaries: high design and game-changing tech – what makes our homes unique.

Accessible design

An aesthetic edge

It's all in the detail when it comes to our dynamic design. Each home is built to exacting standards and devised to scale new heights of modern Scandinavian luxury. Minimal by design – without missing a beat when it comes to functionality – high-spec kitchens feature white corian work surfaces and white cabinets complemented by sleek induction hobs. Putting the stunning aesthetic front and centre, integrated appliances – including a dishwasher and fridge freezer – are cleverly tucked away.

Elsewhere, contemporary bathrooms juxtapose flawless white tiles with stainless chrome finish fittings. And on foot, a concrete screed finish features in the kitchen, living and dining space, while 50/50 wool-blend carpets dress the bedrooms and stairs for a unified, effortless flow between spaces.*

Unparalleled efficiency

Sustainability without compromise

Our homes are cleverly conceived to make it easy for you to live sustainably and lower your carbon footprint without having to compromise. We've mapped it all out to guarantee peak performance: at the core, an airtight thermal envelope locks in heat and a Mechanical Ventilation Heat Recovery (MVHR) system brings in a constant flow of fresh air while retaining the heat given off by people and appliances (it also works to keep your home cool come summer with passive cooling technology). This significantly lowers the amount of heating a Citu Home needs.

Instead, small electric radiators are able to provide all the heat your home needs, saving over four tonnes of CO₂ per year on average, all while you enjoy a warm, cosy home without even having to think about it. Just as it should be.



*Description based on houses. Apartments feature alternative specification.

Focussed on wellbeing

Health benefits

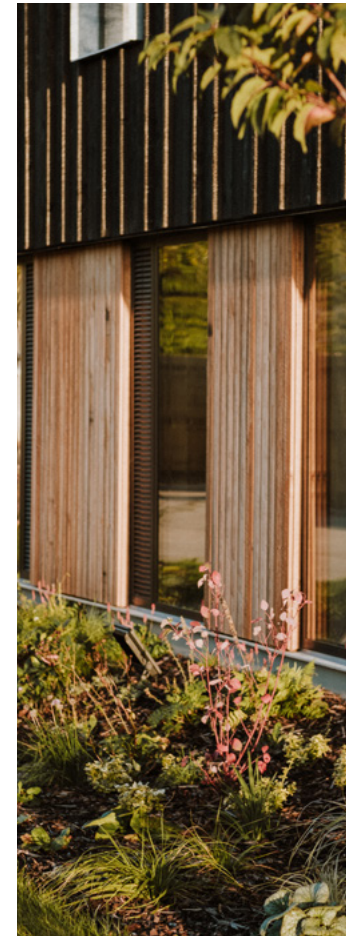
Take a deep breath. The combination of airtightness and a constant flow of fresh, filtered air from the MVHR system, means the air quality in a Citu Home is up to four-times better than a conventional house.

Improving local air quality

This home is so energy efficient that traditional central heating is rendered redundant. Built without a gas boiler, the Citu Home not only prevents the emission of CO₂, it also helps tackle air pollution – not only a benefit to you, but also the wider community.

Zero-carbon design

Our stance on sustainability is steadfast. And it starts at ground level – literally. Trees do something phenomenal. They take air, water and sunlight and create wood. Strong, light and completely renewable, wood is a carbon-negative material, storing one tonne of CO₂ per cubic metre. That's why we use timber to create the frame of every Citu Home we build.



Our Show home



Experience Our Show Home

Our home is your home: welcome.

Poised on the riverfront - and enveloped by the verdant landscape of our sister site at the Climate Innovation District in Leeds city centre - our lofty four-bedroom townhouse encapsulates many of the features included across all property types at Ställ, allowing you to explore first hand what makes Citu life unique

The striking facade gives way to reveal a dynamic abode awash with natural light that showcases clean lines, generous living areas and chic, functional work spaces - with some surprising elements along the way. Sophisticated, sustainable and oh-so inviting, you'll not want to leave.



Call the Citu team on 0113 320 2357 to book an appointment and get a real feel for the Citu Home.



The Location

This is urban living, but not as you know it. Ställ's location puts it in a league of its own.

With the canal path on your doorstep, it's easy to forget you're in the middle of the metropolis, but you'll always be in close proximity to all that Leeds has to offer.

Food & drink

Raynville Superstore Bottleshop – 4 minutes

Kirkstall Bridge Inn – 6 minutes

Melodie 71 – 12 minutes

Poco Sicilian – 30 minutes

Points of interest

Arcade Club Leeds – 14 minutes

Kirkstall Abbey – 19 minutes

Headingley Station – 19 minutes

Abbey House Museum – 20 minutes

Shopping

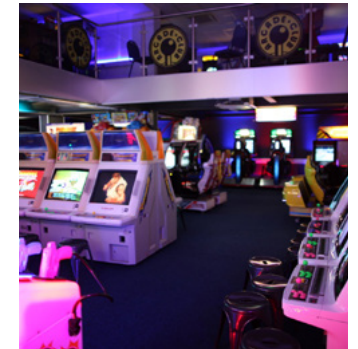
Kirkstall Bridge Retail Park – 8 minute

Morrisons – 10 minutes

Headingley Stadium – 30 minutes

Cardigan Fields – 31 minutes

Approximate timings, by foot



The Community Interest Company

More than just a home: you make the decisions when it comes to your place.

We want you to feel like you're in the driving seat. So, when you buy a property at Ställ you'll own more than just a beautiful home. You'll also have a stake in the future of the whole place, allowing you to shape how the incredible area around you develops and evolves.

To put you in control, we've set up a Community Interest Company. This is a non-profit organisation that owns and controls the development, making residents the overall decision makers. All the money it generates stays within the development, and every household has a vote on its investment decisions.

The company will insure your home, maintain all communal areas and green spaces, and make sure your building envelope is kept at the highest standard of efficiency. It will also keep your place at the cutting-edge of sustainability, by allowing you, the homeowner, to choose to invest in the latest sustainable technology as it becomes available.





Putting you in control

The Community Interest Company (CIC) is funded by Ställ residents. When you buy a Citu Home, you'll pay a £3,500 bond (that's the equivalent of purchasing the freehold). This allows the Community Interest Company to own the freehold, meaning they'll never be sold off to another company. And there's no ground rent either.

We've also set up Ställ's own Utilities Cooperative, which provides electricity, water and data to all residents. By buying energy in bulk, it can provide you with these utilities cheaper than for-profit energy companies.

How it works:

A bond of £3,500 means you become a member of the CIC.

Once you own a Citu Home, you also own a stake in the place you live.

Citu own the land, infrastructure and technology until the last resident moves in.

We'll ensure that everything is set up ready to be handed over to the CIC.

Your bond is payable on completion.

If you later sell your property, you also sell back the bond, getting your investment back.

When the development is complete you and your fellow residents will be in full control of the CIC.

Citu will facilitate the handover in the final year of the development being built.

Welcome to the CIC. Together, you can decide on the following:

Who provides the service charge management, to maintain exteriors of buildings and communal spaces.

Who runs the Utilities Cooperative. The Cooperative covers data, electricity and water.

Who provides building insurance to keep things safe.

Who maintains your energy infrastructure and sustainable technologies. Together, you can invest in improvements.

Buying with Citu



We're here for you when you're ready to take the next step toward your dream home.

Finding the right mortgage

Reserving your perfect property is a breeze. Simply use your My Citu account to select the home you wish to reserve and begin your journey to a more sustainable life.

While we're experts in cutting-edge sustainable technology, not every lender is up to speed just yet. As such, we've partnered with the Mortgage Advice Bureau, Bingley, to give you free, independent mortgage advice.

They'll be able to find the perfect mortgage for you, from the right lender, at a time that suits you.

Call the Mortgage Advice Bureau, Bingley on 01274 568 832 to arrange your free consultation.

Citu 52

Join the Citu 52 community today and secure your place in one of our award-winning, low-carbon developments. Citu 52 gives you access to properties not yet released to the general public. This means you'll get the opportunity to reserve your dream home before anyone else does.

There is a membership deposit of £1,500 to join Citu 52. This sum is then deducted from your house deposit, if you choose to buy a Citu Home. It is also fully refundable should you decide to buy elsewhere... but we'd really hate to see you go.



Get in touch

For more information or to book a viewing please get in touch with the Citu Sales Team:

- ☎ 0113 320 2357
- ✉ sales@citu.co.uk
- 🖱 citu.co.uk
- 📷 @cituuk



As seen in:

The Guardian



YORKSHIRE POST

BBC RADIO

