

FOR SALE / RESIDENTIAL DEVELOPMENT OPPORTUNITY



# BOW STREET

LEEDS, LS9 8EE

- Prime location off the key Leeds gateway of East Street (A61)
- Cleared development land totalling approximately 2.17 acres (0.878 ha)
- Detailed Planning Permission for 345 Apartments & ancillary commercial space
- Offers are invited by Private Treaty



# LEEDS CITY REGION

The City of Leeds is located approximately 195 miles north of London, 44 miles north-east of Manchester, and 118 miles north of Birmingham. Leeds' benefits from a central position in Britain with an international airport, excellent road connectivity and direct mainline rail links.



Leeds has excellent road connections, located within close proximity of the M621 and M62 motorways providing access to the east and west coast conurbations, in addition to the M1, which connects to the Midlands and London.



Leeds Bradford International Airport is located 7 miles north west of Leeds City Centre and is the largest in Yorkshire. The airport is the fastest growing airport in the UK and serves 4 million passengers each year. 70 direct destinations, internationally and domestically.



Leeds is the 3rd busiest railway station in the UK outside of London and one of the busiest in the Northern Powerhouse, welcoming over 31 million passengers per annum. The new Leeds Integrated Station Masterplan is a £161 million multi-year redevelopment to increase capacity, with a new roof and improved roadside, new platform and alterations to platforms, tracks and signalling. Served by the East Coast Mainline, Leeds links directly to London Kings Cross, Edinburgh, Birmingham, Manchester, Liverpool, Sheffield and Newcastle.

<b>MANCHESTER</b>	49 MINUTES
<b>SHEFFIELD</b>	1 HOUR 5 MINUTES
<b>NEWCASTLE</b>	1 HOUR 21 MINUTES
<b>LIVERPOOL</b>	1 HOUR 25 MINUTES
<b>BIRMINGHAM</b>	2 HOURS 12 MINUTES
<b>LONDON</b>	2 HOURS 11 MINUTES
<b>EDINBURGH</b>	3 HOURS



## DEMOGRAPHICS

Leeds City Region has a population of 3 million and a workforce of 1.9 million, which makes it the largest and fastest growing region in the North of England, with an economy worth £64.6 billion, which has grown almost 40% in the last decade. The city is home to 25,000 businesses and has the highest ratio of private to public sector jobs of all major UK cities. Leeds City Region is widely recognised as the UK's second centre for financial and professional services outside London, home to 30 national and international banks. It is also a major centre for healthcare and life sciences, digital technologies, advanced manufacturing, and knowledge intensive jobs. Leeds retains 36% of its graduates - Contributing to a skilled & talented workforce. The region's economy is expected to accelerate by 8.2% over the next five years (5.7% over the last five), making Leeds one of the UK's fastest growing cities and a leading business location within Europe.

# SITE LOCATION

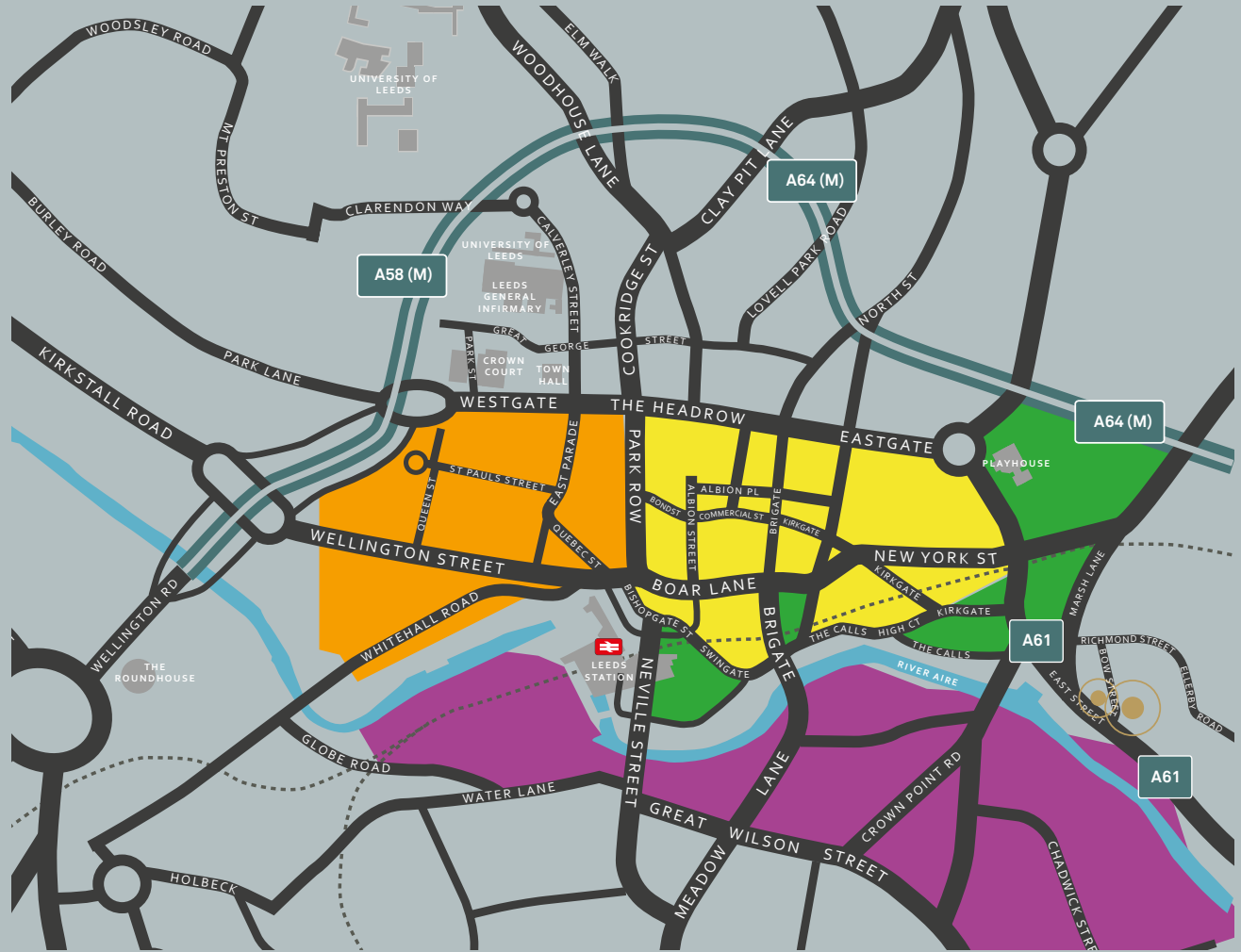
Situated at the eastern gateway to Leeds city centre, the site at Bow Street provides a rare opportunity to create a significant and landmark city centre development.

The site is located within the eastern district of Leeds city centre, which is one of Europe’s largest cities, with a particular appeal to young professionals and students. The site benefits from immediate proximity to the wide range of services and amenities on offer through the River Aire corridor, including the nearby Leeds Dock, Royal Armouries and Brewery Wharf mixed-use re-development areas, together with convenient access to Leeds’ celebrated retail and leisure core.

The setting of the site is on a prime position off East Street (A61) to the east of the city centre, offering excellent roadside prominence and connectivity to the city centre on foot, bicycle or public transport, being within a mile distance of Leeds Railway Station.

The site is located by the ongoing South Bank regeneration project, which is transforming the River Aire corridor to the east and south of the city centre. Leeds City Council’s vision is to double the size of the city centre, creating in the region of 35,000 new jobs and over 4,000 new homes. Substantial resources have already been committed to bring the ‘South Bank’ vision to life. There has been considerable investment in the Academic hub and there are also live planning applications to redevelop brownfield land.

The A61 links with the wider regional road network, including the M621 and M62 and M1. The site is located approximately 10 miles from Leeds Bradford International Airport.



- Business district
- Traditional retail core
- Mixed use commercial
- South Bank Regeneration Area





INDICATIVE CGI OF SCHEME FROM EAST STREET

## DESCRIPTION

The opportunity comprises two cleared parcels of development land totalling approximately 2.17 acres (0.878 hectares), with the larger plot comprising 1.84 acres and the smaller plot comprising 0.33 acres. The site has the benefit of Full Planning Permission for the development of 345 Apartments and ancillary flexible commercial space (Use Class A1, A2, A3, A4, B1 and D1).

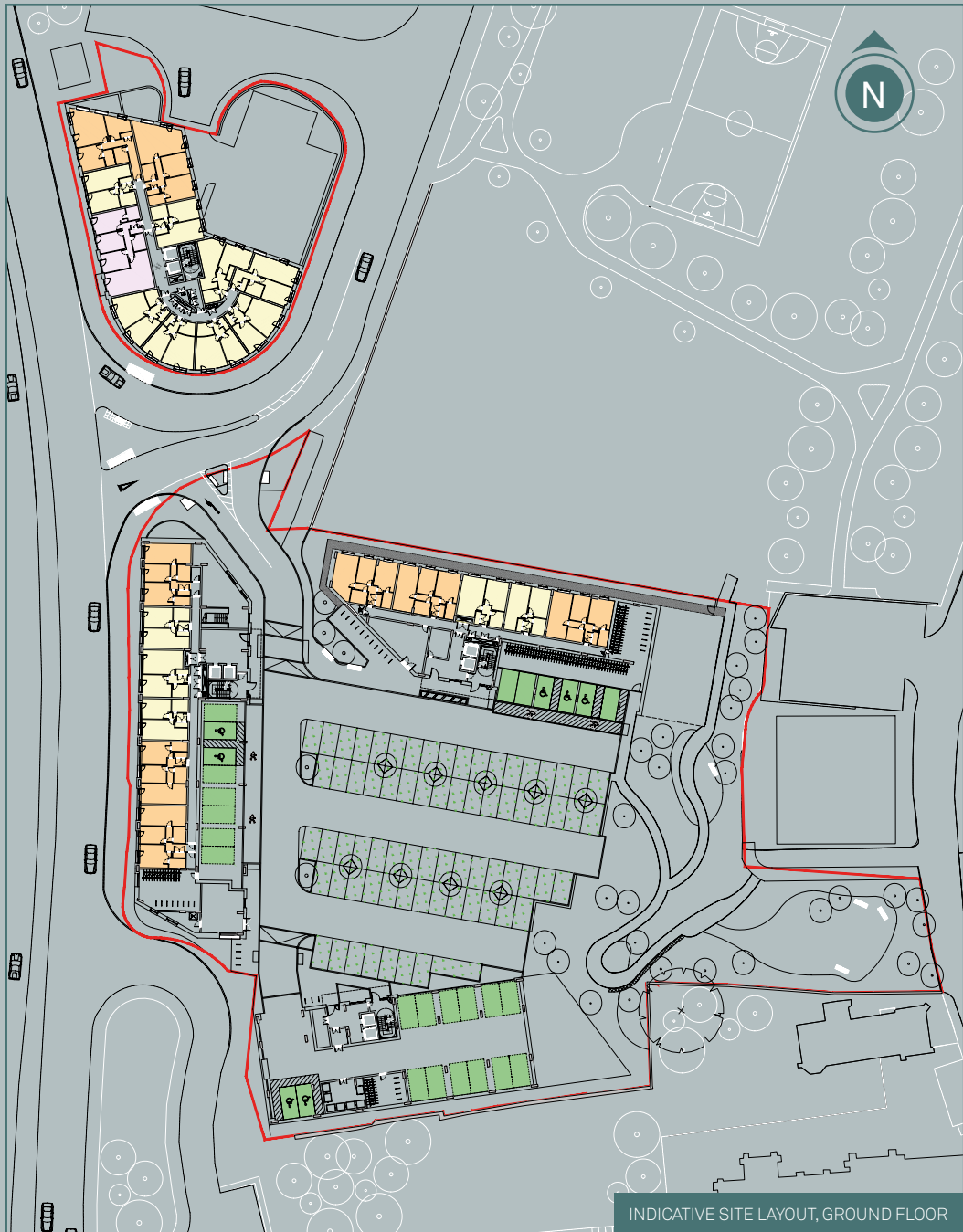
The site is arranged as cleared development land, across two parcels either side of Bow Street. The main parcel is bordered by Ellerby Road to the north and east, with Bow Street to the west and East Street to

the south. The smaller parcel is bordered by East King Street to the north, with Bow Street to the east and south and East Street to the west.

The immediate land uses surrounding the site include a range of residential developments, including the contemporary, multi-storey X1 Aire and East Street Mills residential blocks together with the historic, recently converted Grade II Listed Boyds Mill. There is also Mount St Mary's Catholic School and St Saviours Church. The topography of the site slopes gradually from north east to south west.









# ACCOMMODATION SCHEDULE

## SCHEDULE OF UNITS

Block	1 Bed	2 Bed	3 Bed	TOTAL
A	64	16	8	<b>88</b>
B	42	57	0	<b>99</b>
C	52	45	0	<b>97</b>
D	32	18	11	<b>61</b>
<b>TOTAL</b>	<b>190</b>	<b>136</b>	<b>19</b>	<b>345</b>

## FLOOR AREAS

	Gross Internal Area		Nett Internal Area		Nett Gross
	Sq.m	Sq.ft	Sq.m	Sq.ft	
Block A	5,981.00	64,378.89	4,632.00	49,858.38	77.4%
Block B	6,815.00	73,355.98	5,323.00	57,296.24	78.1%
Block C	7,384.00	79,480.64	5,679.00	61,128.19	76.9%
Block D	4,374.00	47,081.30	3,377.00	36,349.69	77.2%
<b>Totals</b>	<b>24,554.00</b>	<b>264,296.80</b>	<b>19,011.00</b>	<b>204,632.50</b>	<b>77.4%</b>





## TENURE

The site is available on a freehold basis.

## PLANNING

The site has Full Planning Permission (Reference 19/02081/FU) dated 28.4.2022 for the development of 345 dwellings and ancillary flexible commercial space (use class A1, A2, A3, A4, B1 and D1) on land at Ellerby Road and East Street, Cross Green, Leeds. There is a signed S.106 dated 28.4.2022, which accounts for a 5% on-site affordable provision (18 no. discount market rent units) and the requisite Leeds City Council planning contributions. Full details can be found on the Leeds City Council Planning Portal.

## TECHNICAL INFORMATION

All planning and technical information is available to interested parties through a data room via our dedicated website

<https://savillsglobal.app.box.com/s/c4rp7v073wbjgyxadaqwyf2pd7y4o52p/folder/163314711031>

## EXISTING WAYLEAVES, EASEMENTS AND 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

The vendor reserves the right to charge VAT.

## METHOD OF SALE

The site is offered for sale by private treaty. We are seeking offers on an unconditional basis, to be submitted to 'Matthew Jones', addressed to the 'Development Department, Savills, 3 Wellington Place, Leeds, LS1 4AP' / [mjones@savills.com](mailto:mjones@savills.com).



## VIEWING & FURTHER INFORMATION

Viewing of the site can be undertaken from Bow Street, East Street and Ellerby Road. Should you require any further information, please contact:

### MATTHEW JONES

[mjones@savills.com](mailto:mjones@savills.com)  
07812 965 484

### JOSHUA FRANKLIN

[jfranklin@savills.com](mailto:jfranklin@savills.com)  
07807 999 923



### IMPORTANT NOTICE

Savills and their client 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 and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 August 2023