

The best of both worlds



KIRKSTALL FORGE



An exceptional development opportunity

EXECUTIVE SUMMARY

CEG AND SAVILLS ARE PLEASED TO PRESENT A UNIQUE OPPORTUNITY.

In the wooded, tranquil surroundings of Kirkstall Forge it's hard to imagine you're so close to the city. But that's the appeal of this unique site. 57 acres in total, situated in the Aire River valley to the west of Leeds' centre, Kirkstall Forge is surrounded by nature but connected directly to the city with transport links following the historic routes of the Leeds-Liverpool Canal and the Aire Valley railway. It is the ideal location for a new community and an exciting opportunity for residential developers with vision to partner with us in its creation.

01
Rare opportunity to partner across a combination of land parcels at Kirkstall Forge

02
Located just 6 minutes from central Leeds and 15 minutes from Bradford by train

03
Excellent pedestrian, road and cycle links and well connected to local amenities and Leeds City Centre

04
Eastern Parcel 12.63 acres with dedicated access from A65

05
Western Parcel 3.14 acres with access from A65 through the established Kirkstall Forge estate

06
Outline planning permission granted for 1,385 dwellings, over 300,000 sq ft of office space with associated MSCP, ancillary commercial space and public realm

07
First commercial building completed in 2017 and running at 95% occupancy

08
Kirkstall Forge train station opened in 2016 with regular trains servicing Leeds, Bradford, York, London and Manchester

09
Sites are offered on a Partnership Delivery basis with vacant possession

10
Offers invited by Thursday 4th April at 12pm midday



Leeds City Centre - A65, 3.5 miles (15 mins)
Leeds Bradford Airport - A65, 4.7 miles (15 mins)
Bradford City Centre - A65, 7.7 miles (25 mins)
Nearest Bus Stop - 0.4 miles
Junction 2, M621 - 4.4 miles



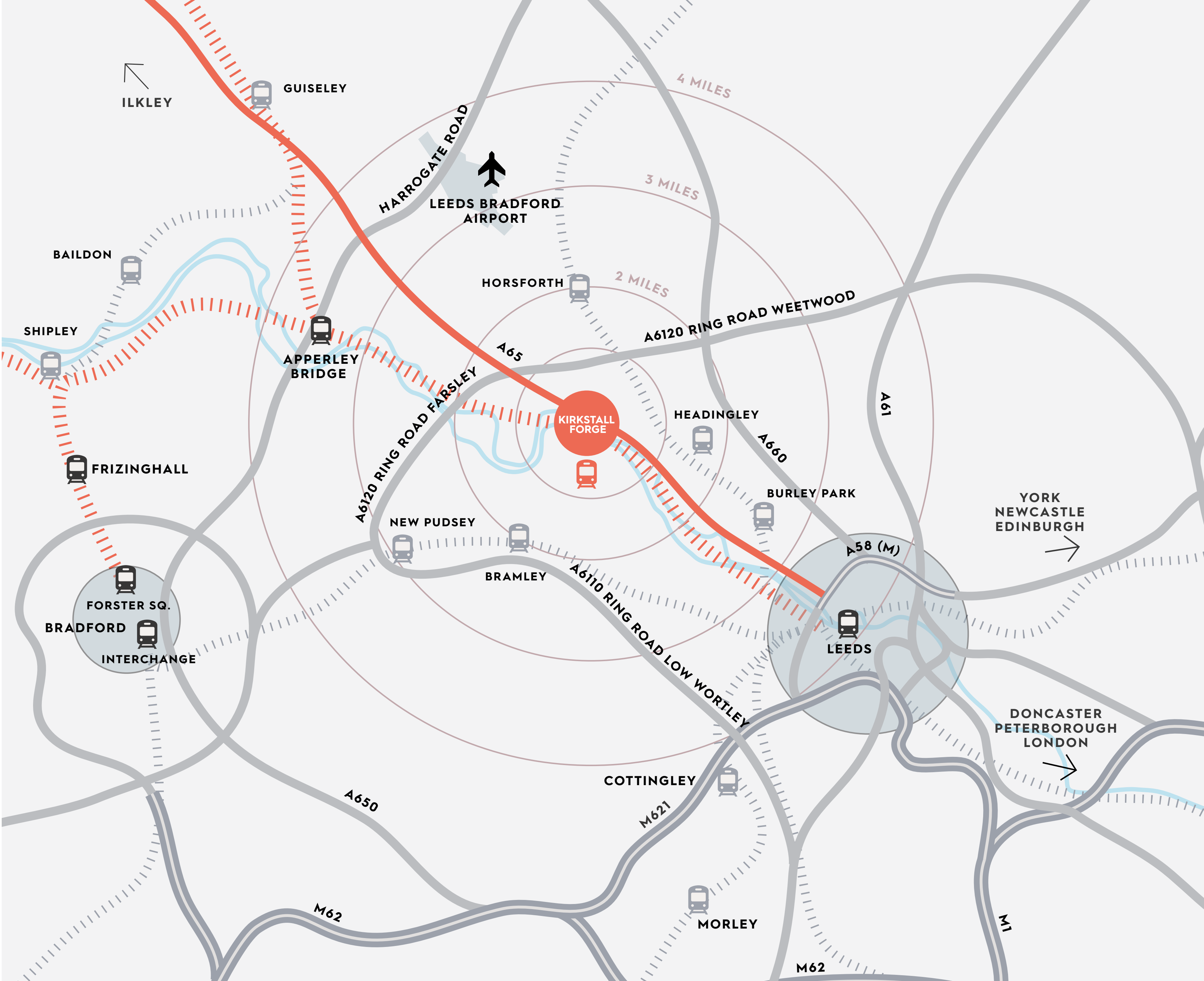
Leeds to Kirkstall Forge - 6 mins
Bradford to Kirkstall Forge - 15 mins
Leeds to York - 22 mins
Leeds to London - 1 hr, 59 mins
Leeds to Manchester - 49 mins



Horsforth - 8 mins
Kirkstall Bridge Retail Park - 9 mins
Canal Cycle Path to Leeds - 27 mins
Kirkstall Abbey - 10 mins
Headingley Stadium - 14 mins

[Watch our aerial fly-through](#)

THE SITE



LOCATION

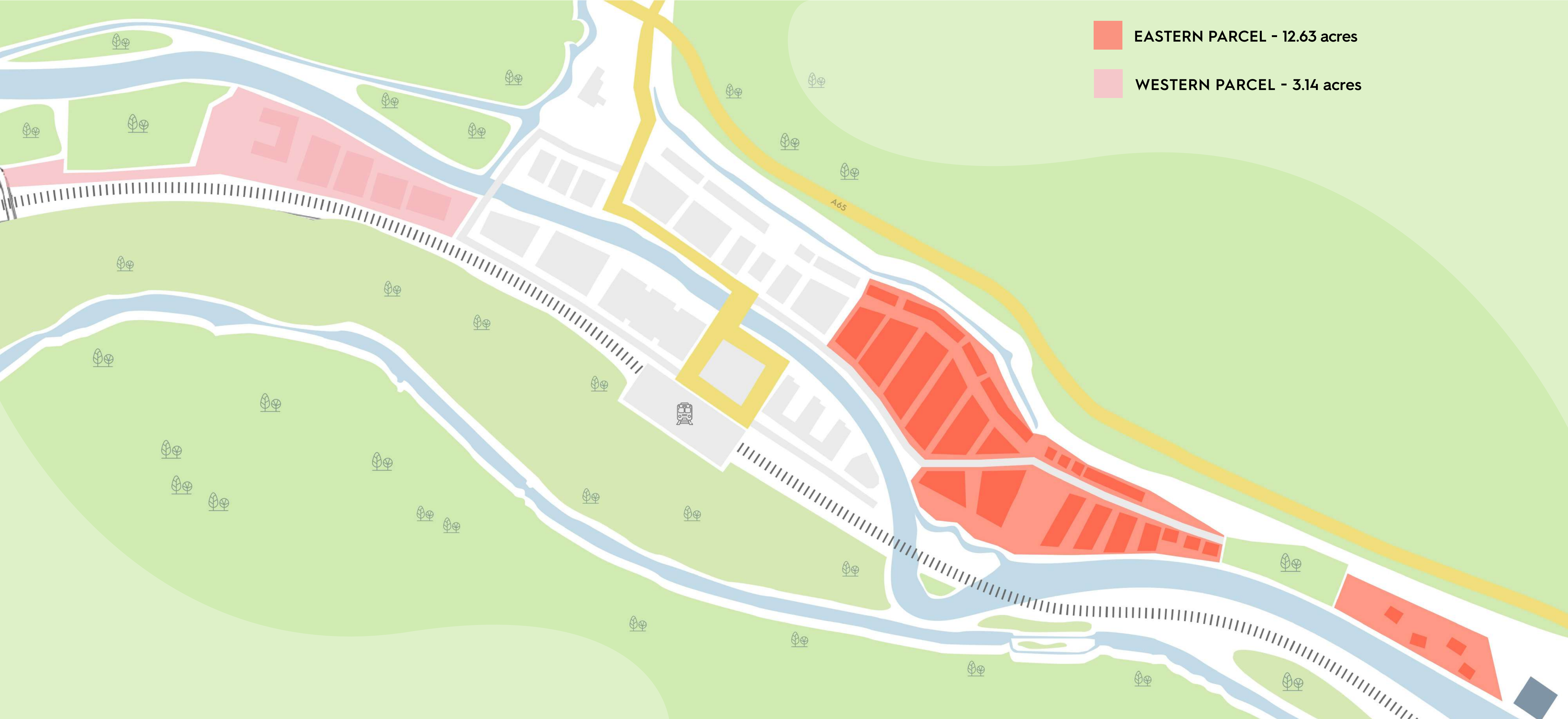
KIRKSTALL FORGE IS THE IDEAL LOCATION FOR A NEW COMMUNITY AND AN EXCITING OPPORTUNITY FOR RESIDENTIAL DEVELOPERS WITH VISION TO PARTNER WITH US IN ITS CREATION.

The surrounding area has a large number of health, retail and leisure amenities including a GP surgery and chemist, a range of bars, restaurants and cafes, and a supermarket, along with a selection of beauty and hair salons and other services. All these amenities are within walking distance of Kirkstall Forge.

PARTNERSHIP AREAS FOR RESIDENTIAL DEVELOPMENT

THE SITE BENEFITS FROM DIRECT ACCESS TO THE TRAIN STATION, THE LEEDS LIVERPOOL CANAL, AND THE A65

On behalf of long term investors, CEG will manage the residual 22.5 acres where a further commercial building, apartments, parking and amenities will be delivered to create a new master planned sustainable mixed use community.



EASTERN PARCEL

12.63 acres within an established woodland surrounding and the heritage of the old Forge and Cottages. The listed buildings will be retained by CEG and its investors at the heart of the development for all to enjoy.



[▶ Watch our aerial fly-through](#)



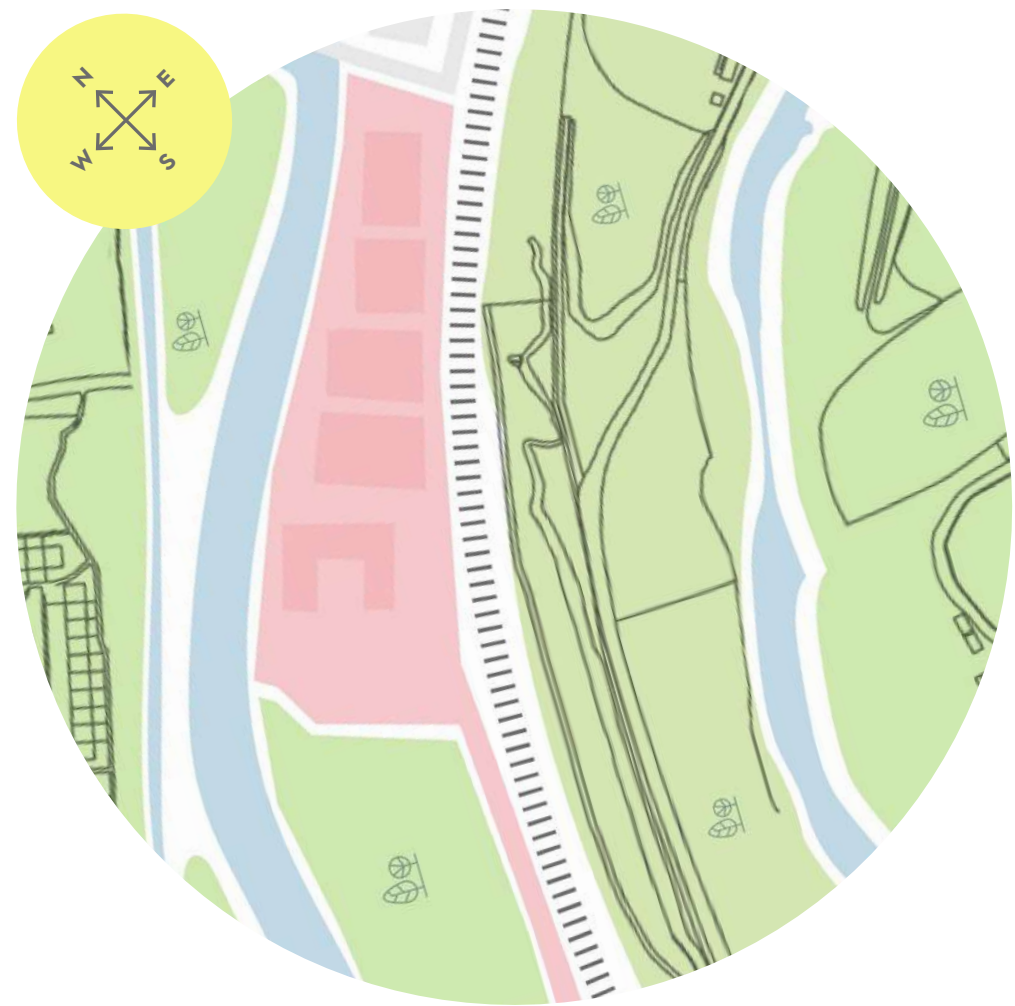
THE OLD FORGE



THE COTTAGES

WESTERN PARCEL

3.14 acres with access from the A65 and through Kirkstall Forge into the Western Plot. Nestled in established woodland with access to the River Aire.



[!\[\]\(9dfdaff1d86ba3c1f8353b4d1b61b8c5_img.jpg\) Watch our aerial fly-through](#)

TECHNICAL INFORMATION

Upon registration of interest, log in details will be provided to the data room that contains the planning documentation and up-dated technical notes to assist in assessing the site.

METHOD OF SALE

CEG are seeking a development partner to deliver the site through a Build Licence/ Joint Venture arrangement. A detailed Pro-forma will be provided in the data room that sets out the requirements of the offer. A tender letter will also be issued prior to the offer deadline.

OFFERS

The closing date for offers will be Thursday 4th April at 12pm midday. Any offer submitted must in the first instance provide details of the Joint Venture proposal. A second option for a straight land offer can be submitted but only if the Joint Venture proposal is also covered in the offer. All the details will be provided on the Pro-forma.

VAT

The land is charged and VAT will be payable on any land payments.

VIEWING

Strictly by appointment through the agents and CEG.





KIRKSTALL FORGE



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