

Former Airedale Mills

RODLEY, LEEDS, LS13 1HP

Residential Development Opportunity



savills

KEY HIGHLIGHTS

- Development site totalling approximately 1.926 hectares (4.76 acres) gross.
- Reserved Matters Planning Consent for 67 dwellings.
- Prime setting directly adjacent to Leeds Liverpool Canal, River Aire and Rodley Nature Reserve.
- Conveniently just 5 miles West of Leeds city centre.
- Well-served residential location with large range of amenities for all demographics.
- Unconditional Offers are due by Noon 21st August 2024.
- Technical & Planning details <https://savillsglobal.box.com/v/Airedale-Mills-Rodley>.

LOCATION

The site is located approximately 5 miles to the west of Leeds city centre in the sought after suburb of Rodley. The location appeals to commuters and families given its proximity to the ever-popular Horsforth and its connectivity to the conurbations of Leeds and Bradford. There is also the strong appeal given the nearby scenic landscape and amenity offered by the Leeds Liverpool Canal, River Aire and Rodley Nature Reserve.

The site benefits from excellent access to the regional road and rail networks, with the Leeds Ring Road (A6120) and Kirkstall Forge Railway Station both being within easy reach. There are also numerous bus services to Leeds city centre. The site is directly adjacent to the Leeds Liverpool Canal, offering excellent cycle and pedestrian links east to Kirkstall and Leeds beyond as well as west to Apperley Bridge and Bradford.

Rodley, and nearby Horsforth, are very well served by a wide range of shops, pubs and services, and there is also nearby Pudsey and Farsley offering further amenities including Marks and Spencer and Asda superstores. The wide selection of attractions on offer in Rodley and surrounding areas will strongly appeal to the key purchasing demographics of families, young professionals and retirees.



DESCRIPTION

The subject site is comprised of the former Airedale Mills, which have now been demolished. The access to the site is taken via a swing bridge over the Leeds Liverpool Canal. The site is accessed via Moss Bridge Road, off Town Street that runs through Rodley from east to west. To the north of the site lies Rodley Cricket Club. The River Aire runs along the eastern boundary with Rodley Nature Reserve beyond. The Leeds Liverpool Canal runs along the south of the site, with light industrial / commercial use to the west.

The specific sale opportunity comprises a development site totalling approximately 1.926 hectares (4.76 acres) gross. The topography of the site is mainly level.



PLANNING

The opportunity comprises a development site with the benefit of Reserved Matters Consent relating to layout, scale, appearance and landscaping for the erection of 67 dwellings pursuant to outline approval 18/01501/OT (Reference: 21/09266/RM – dated 27th September 2023). This represents an open-ready development site that could be built out as approved or being suitable for a S.73 plot substitution.

The proposed mix of the 67 dwellings is comprised as:

Apartments (Total 16 units)

- 8 x 1 bedroom units
- 8 x 2 bedroom units

Townhouses (Total 51 units)

- 19 x 2 bed units
- 1 x 2 bed unit (accessible bungalow)
- 24 x 3 bedroom units
- 6 x 4 bedroom units

There is to be 15% affordable housing provision across the 67 dwellings (10 units).

TECHNICAL INFORMATION

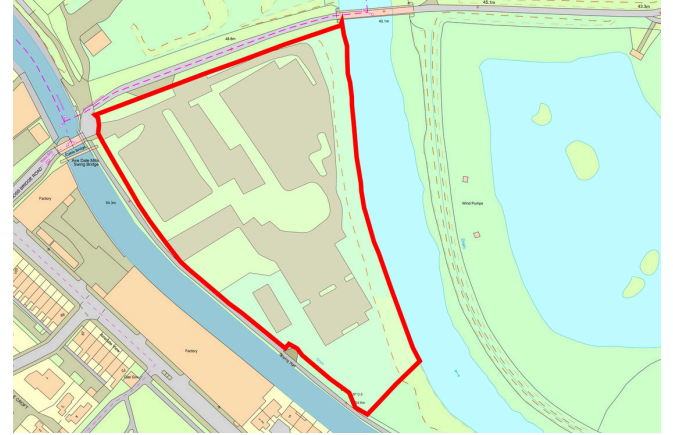
The client has instructed a range of technical reports on the site. All planning and technical information, is available to interested parties through a data room via our dedicated website <https://savillsglobal.box.com/v/Airedale-Mills-Rodley>.

TENURE

The site is for sale freehold with vacant possession on completion.

EXISTING WAYLEAVES, EASTMENTS 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 site is elected for VAT.

METHOD OF SALE

The site is for sale Freehold with vacant possession on completion.

Unconditional offers are sought by informal tender, with bids due by NOON Friday 21st August 2024, to be submitted to Joshua Franklin to jfranklin@savills.com and Matthew Jones at mjones@savills.com.

VIEWING AND FURTHER INFORMATION

Viewing of the site can be obtained from the canal towpath. Should you wish to walk the internal boundaries of the site then please contact the agents in the first instance.

SWING BRIDGE RESPONSIBILITY

Pursuant to the outline planning permission granted, the current owner has already had constructed and installed a new swing bridge over the canal and which provides access to the site (and the adjoining cricket club and nature reserve/surrounding land holdings of Yorkshire Water). The bridge was constructed pursuant to a collaboration agreement entered into with the Canal & River Trust and the surrounding landowners and which provides for the long term arrangements for the bridge to be in place and operated. The Bridge is owned within a separate management company responsible for its ongoing management and maintenance and which is supported by a service charge connected to the site (payable in it's entirety by the owners/occupiers of the site going forward). Ownership and control of the Bridge (via the transfer of all of the shares in the management company) will be included in the sale and it will form part of the development arrangements going forward.

CONTACT

For further information please contact:

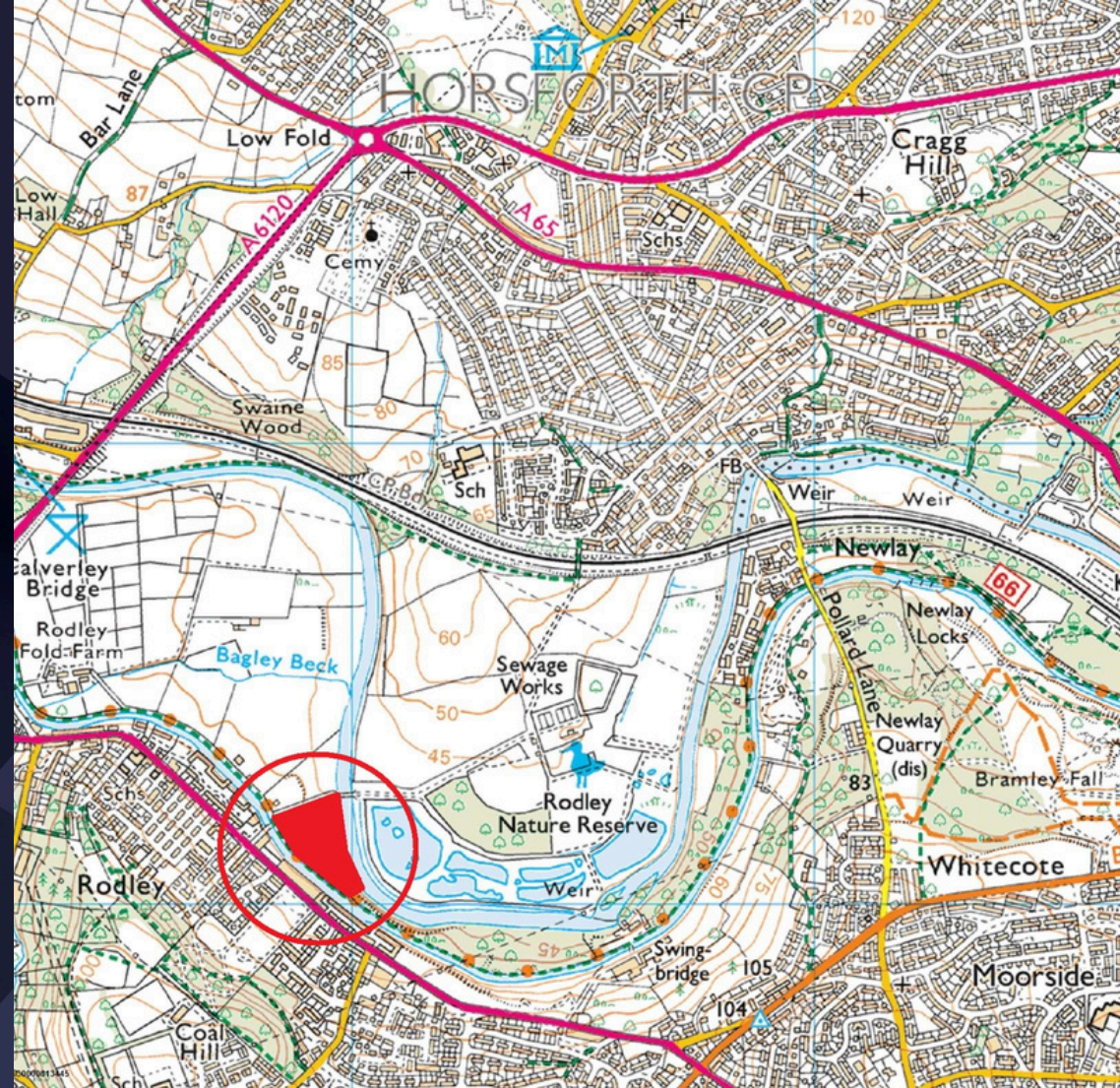


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