

An architectural rendering of a modern urban development. In the foreground, a calm body of water reflects the sky and the buildings. A gravel path runs along the water's edge, where two people are walking. The middle ground features a row of multi-story residential buildings with a mix of dark grey, light grey, and tan facades. Some buildings have balconies with glass railings. The background shows more buildings under a bright blue sky with scattered white clouds.

CITU

# Climate Innovation District

South Bank, Leeds



# The Climate Innovation District

Sitting on the fringe of the city centre, what was once an industrial landscape is evolving into a home for residents with a sustainable urban lifestyle. With all the convenience of modern city living and access to nature and water ways, the Climate Innovation District is a space where residents can thrive in day to day life.

Built with sustainable materials and innovative technologies, our homes redefine urban living. With riverside parks, communal gardens, and pedestrian-friendly streets, prioritising your well-being and connectivity. Conveniently located with access to public transport and local amenities, the district offers the perfect blend of urban convenience and natural beauty.

Located a short walk from Leeds city centre, the Climate Innovation District offers access by foot to Leeds' urban amenities and cultural experiences. Immediately on your doorstep a neighbourhood of independent cafès and outdoor sports makes it easy to tailor your weekends for enjoyment. From paddle boarding to hot yoga, wild swimming to riverside running, croissants to home roasted coffee – everything is located within 5 minutes of your front door. If your idea of city living is soaking in the best dance, art and theatre in the north of England then enjoy a short stroll up the River Aire and immerse yourself in the diverse culture and arts of the thriving city centre.

## Location Key

Multi-Generational —  
The School/Carehome

1

The Place

2

Citu Manufacturing

3

Piglove By The River

4

The Boulevard

5

Aire Lofts

6

District Lofts

7

Happy Park

8

Show Loft

9

Show Home

10



# Amenity

This is city centre living, but not as you know it. The Climate Innovation District's location puts it in a league of its own. With the riverside 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.

We're pleased to work alongside independent brewery Pig Love Brewing to create a riverside bar and food venue for residents to get together and enjoy the warmer months of the year along the bank of the river.

We recently installed a basketball court which is as much an art installation as it is a chance to shoot a few hoops and have some fun.

Just around the corner from CID is Leeds Dock where you'll find an award-winning bakery, brand new co-working space and bar, as well as outdoor swimming and paddle boarding all year round.

## Food and drink

---

Piglove By The River – Just on the doorstep

---

Department – 4 minutes

---

North Star Coffee – 6 minutes

---

Nova Bakehouse – 6 minutes

---

Canary Bar – 7 minutes

---

Home Restaurant – 12 minutes

---

## Points of interest

---

Sunken Studio – 14 minutes

---

The Corn Exchange – 15 minutes

---

Leeds Playhouse – 19 minutes

---

Leeds Train station – 22 minutes

---

## Shopping

---

Tesco Express – 3 minutes

---

Marks and Spencer – 14 minutes

---

Leeds Kirkgate Market – 17 minutes

---

Victoria Gate – 19 minutes

---

Trinity Leeds – 20 minutes

---



## Our future plans include

---

Bikes

---

Hard-standing football pitch

---

Additional landscaped green space and pocket parks

---

School and Care Home

---







# Sustainability

## Bold & innovative, we don't just talk about being sustainable – we live and breathe it

On average, buyers of new homes save over £2,000 on household bills per property each year\*. Our new build Citu homes are designed with beauty in mind and are built to tackle the biggest challenge of our generation - climate change. Whilst we consider carbon emissions during each step of the journey, the efficiencies in design and materials have a huge impact on the energy required to run your home.

---

Designed using passive house principles and use Mechanical Heat Recovery Ventilation (MVHR) units to regulate the internal airflow and temperature.

---

High levels of insulation, resulting in the energy required for heating is around 5 times lower than the average UK house.

---

Off-site renewable electricity as opposed to gas to significantly reduce carbon footprint.

---

CID houses a solar array which will be co-owned by all residents, to provide a source of clean, renewable energy.

---

Air source heat pumps which use renewable energy to heat the homes.

---

Built in our state of the art, on-site manufacturing facility.

---

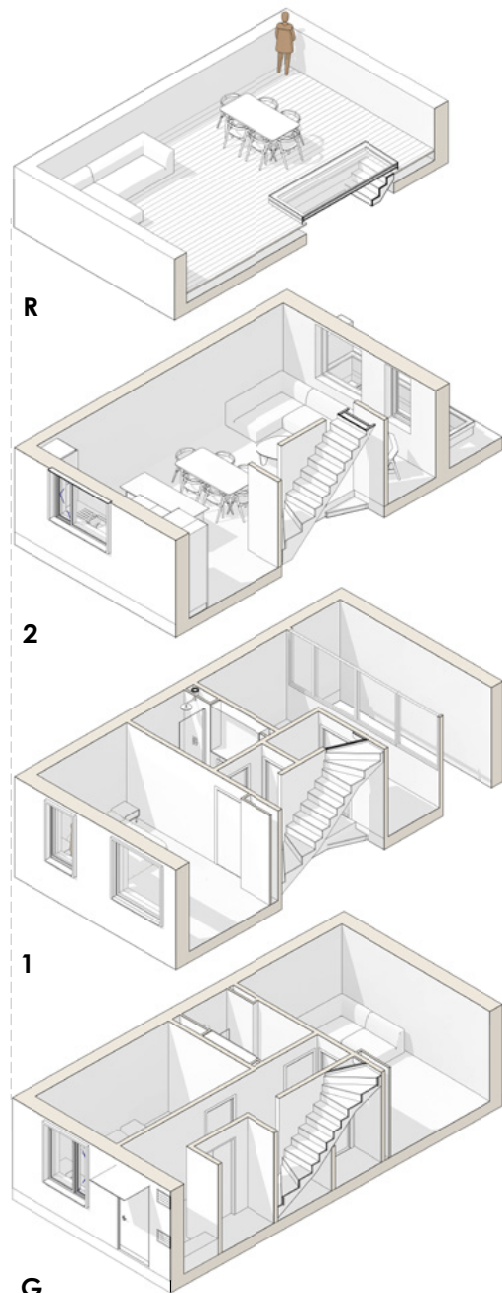
All timber used is from FSC certified forests which are sustainably managed so as many or more trees planted than are cut down.

---

EPC rating B.

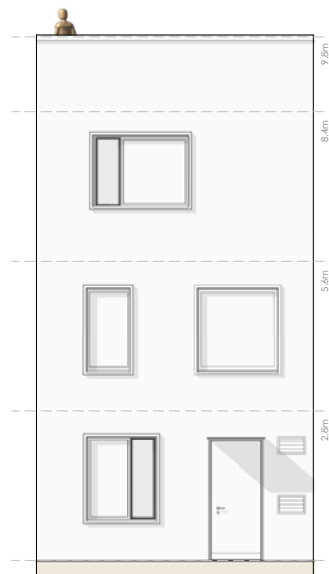
\*Homes Builders Federation Report February 2023.

SUBJECT TO  
CHANGE

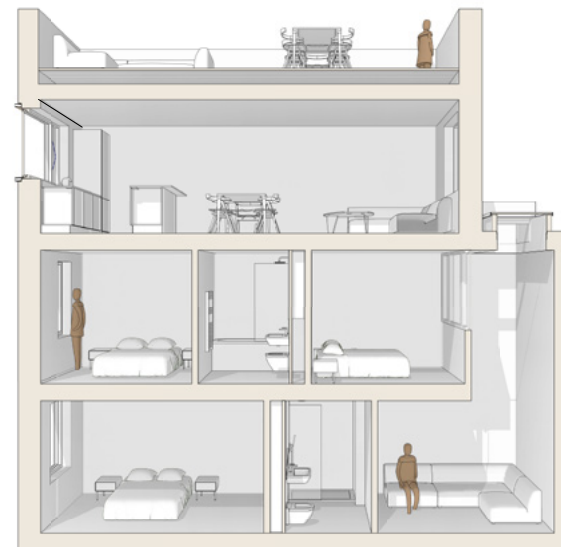


G

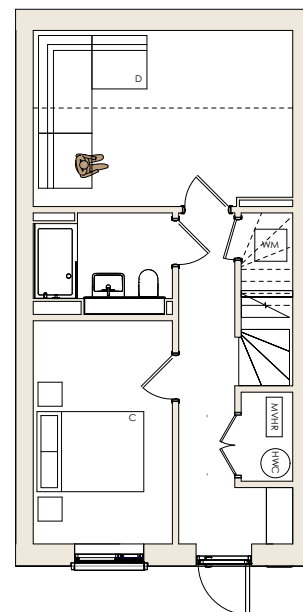
MODEL VIEWS



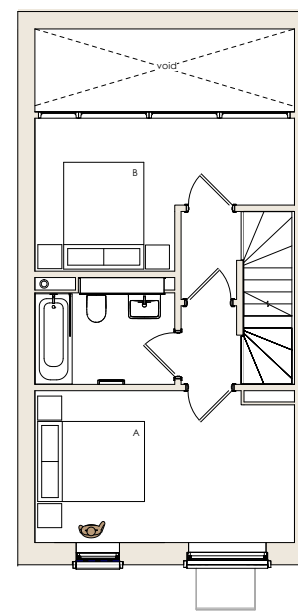
FRONT 1:50



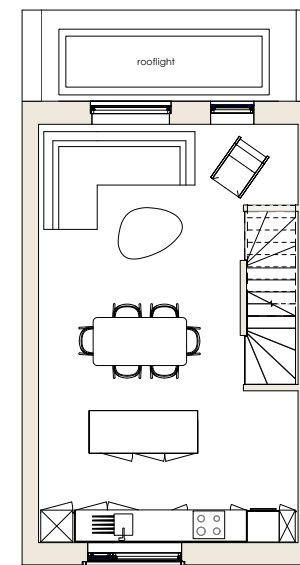
SECTION 1:50



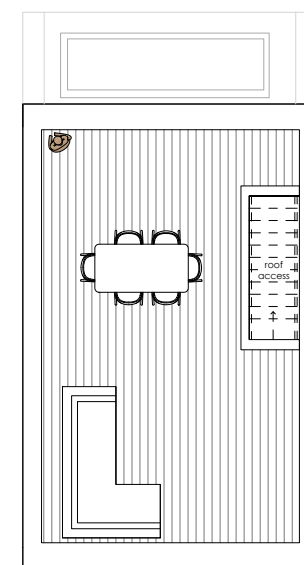
PLANS: G 1:50



1 1:50



2 1:50



R 1:50

## INFORMATION

Property type: terrace house

Total area: 1322 sq ft.

Ground floor living space: 9.6m x 3.7m

A: Primary bedroom: 4.8m x 3.0m

B: Multifunction room: 4.8m x 2.8m

C: Multifunction room: 2.6m x 4.3m

D: Multifunction room: 4.7m x 3.1m

Number of bedrooms: up to 4

Number of bathrooms: 2

Heating: electric

Hot water: air source heat pump (ASHP)

Ventilation: mechanical + heat recovery (MVHR)

Floor Finishes:

Ground Floor - Carpet

Bathrooms - Tile

Upper Floors - Timber

Predicted energy usage per annum: 4,900 kWh

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

([www.ofgem.gov.uk/average-gas-and-electricity-usage-2024](http://www.ofgem.gov.uk/average-gas-and-electricity-usage-2024))

ROOFTOPHOUSE

CITU

# Roof Top Garden House

## Specifications

		Included	Optional Extra			Included	Optional Extra
Home	Painted white throughout	•		Kitchen	Corian worktops white	•	
	Smart technology installed	•			Unit doors matte finish white	•	
	Air source heat pump	•			Mixer tap	•	
	Mechanical ventilation heat recovery unit	•			Stainless steel sink	•	
Bathrooms	Porcelain tiles white	•		Appliances	Induction hob	•	
	Fitted mirrors with plywood reveal	•			Fan assisted oven	•	
	Ceramic basin white	•			Kitchen island	•	
	Wall-mounted ceramic WC	•			Dishwasher	•	
	Bath white	•			Fridge freezer	•	
	Contemporary shower controls	•		Flooring	50/50 diamond bay wool blend textured carpet, in bedroom and stairs	•	
	Bath screen with easy clean coating	•			Multi-ply oak flooring in living room and entrance	•	
	Toughened glass shower screen with easy clean coating	•					
Electrical	Contemporary mixer tap	•					
	Heated towel rail	•					
	White electrical sockets plastic	•					
	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.

# 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

**PLEASE NOTE:** Floorplans in this brochure represent typical layouts of this house design. They may not be shown to scale. Plot specifications, internal and external finishes, dimensions and differences to plots are dependent upon stage of build. Computer generated images are indicative only and can be subject to change. Variations to the external design and landscaping may occur.



As seen in:

The Guardian



YORKSHIRE POST

BBC  
RADIO

THE TIMES