

# For Sale

on behalf of Leeds City Council

## Land at Red Hall, Leeds, LS17 8NB

Prime, freehold, residential development opportunity  
in North Leeds, extending to approximately 49.5 acres (20 hectares)



## The Opportunity

Leeds City Council is inviting offers from the market to acquire the freehold of a large, strategic, residential development opportunity in a prime North Leeds location: the Land at Red Hall.

The property comprises the Council's former commercial nurseries, three small listed buildings and former playing fields. The property does not include Red Hall itself, which is being sold separately by its owner, the Rugby Football League (RFL).

The property forms the northern most part of the East Leeds Extension (ELE) a major strategic housing allocation located on the north eastern edge of the City.

The property has the capacity to accommodate up to 400 houses. The property is to be sold to facilitate the development of this part of the ELE.

## Location - Leeds

Leeds is a thriving city in West Yorkshire. It is the UK's third largest city with a population of around 780,000.

Leeds benefits from excellent connectivity, with direct access to the M1 and the M62 motorways. Leeds train station is served by services to London (average travel time of 2 hours 16 minutes), Manchester (48 minutes), York (22 minutes) and Edinburgh (3 hours).

## Situation - Red Hall

The property lies approximately 5.5 miles to the north east of Leeds City Centre close to Whinmoor, Shadwell and Roundhay Park, which at 700 acres (283 hectares) is one of Europe's largest urban green spaces.

The property is accessed off the A58, Wetherby Road.

The area surrounding the property is largely residential, in character and suburban in nature; with a number of services and amenities that serve the needs of the local population.

Cross Gates, located circa 3 miles to the south east of Red Hall, benefits from a dedicated train station and Cross Gates shopping centre.

The property itself is bounded by agricultural fields and woodland to the north and west, the A6120 Leeds Outer Ring Road and housing to the south, and the A58 Wetherby Road to the east.

## Description

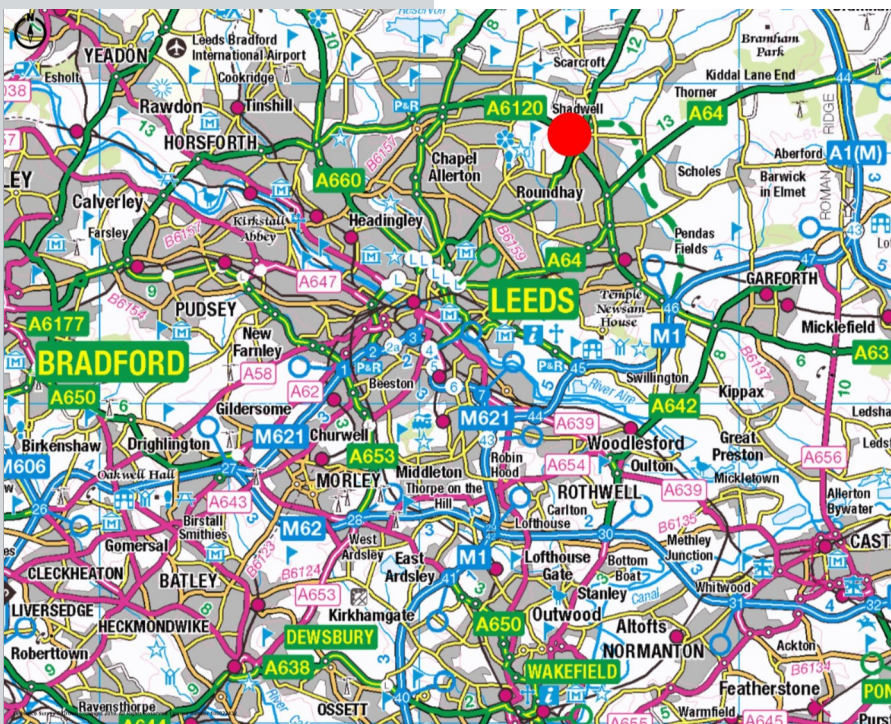
The property is largely flat and extends to approximately 49.5 acres (20 hectares). It comprises three main parts; The Council's former nurseries to the west side - which are generally 'brownfield' in nature; former playing fields to the east and a number of generally stone-built buildings, some of which are grade II listed, located close to Red Hall itself. Only the listed buildings will remain, any other buildings on site will be demolished prior to the sale.

The Council's nurseries have recently been relocated to the Arium at Whinmoor. Demolition and site clearance work is currently being undertaken in preparation for the sale and redevelopment of the site.

The former playing fields, which are within the Council's ownership and previously used by the RFL, are no longer in formal use.

Access rights, across the land being sold on behalf of Leeds City Council, to Red Hall itself will remain in place.

Red Hall is located circa 5.5 miles north east of Leeds City Centre, the UK's third largest city.



## Planning

A Planning Brief has been prepared that recognises the land at Red Hall as an important strategic site, that offers the potential to accommodate up to 400 new homes, which will help the city to meet its housing growth targets.

The ELE is a 573 acre (232 hectare) housing allocation, stretching around the north eastern edge of Leeds' main urban area, adjacent to the greenbelt. The ELE has capacity for circa 5,000 homes.

The allocation falls into four quadrants, each split by existing main arterial roads through the area and are known as Red Hall (the subject property), Northern, Middle and Southern Quadrants.

It should be noted that development proposals for the site must come forward as a single planning application.

### East Leeds Orbital Road (ELOR)

The progression of housing development within the ELE will be very closely linked to the provision of the new East Leeds Orbital Road (ELOR), the major new transport infrastructure around the eastern edge of the housing allocation.

Works are due to commence on site for the construction of ELOR before the end of 2019.

Although access and egress from the Red Hall site is not planned to be taken directly from the section of ELOR running from the A6120 to the A58 (Section 1), there will be a close relationship between the progression of housing proposals and the construction of this section of ELOR, to ensure minimal impact on surrounding neighborhoods and transport networks.

Planning approval for development of the Red Hall site will be subject to an ELOR Financial Contribution applicable to Section 1.

## Disposal Process

We are instructed to market for sale the freehold interest in the property by informal tender.

Further information on the tender process is available within the guidance note and bid proforma available as part of the supporting information pack.

**Deadline for bids is 1pm on Friday 17 January 2020**

## Supporting Information

The following supporting information can be viewed and downloaded from Avison Young's website:

- Guidance notes on the format for offers
- Bid proforma
- Title information
- Further information on ELOR Section 1
- Topographical surveys
- Coal Authority report
- Ground investigation report
- Groundsure report
- Ecology report
- Arboricultural survey
- Pre-planning sewerage enquiries
- Planning brief
- Listed building information
- Public Rights of Way plan
- Services information and plans





## Viewings

Viewing days will be co-ordinated and managed by Avison Young on specified dates, to be confirmed.

Please contact Dai Powell or Rachael Foster to book a time

### Dai Powell

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### Property ref

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