

# MAJOR RESIDENTIAL-LED MIXED USE DEVELOPMENT OPPORTUNITY FREEHOLD FOR SALE



**Sweet Street West,  
Holbeck, Leeds**

## **SWEET STREET WEST SITE**

3.1 Ha (7.65 acre) site with former consent for 86,828 sq m (934,617 sq ft) of residential-led mixed use development

## **1953 BUILDING**

7,641 sq m (82,246 sq ft) former storage and office block



# EXECUTIVE SUMMARY

Sweet Street West, Holbeck, Leeds

A rare opportunity for the comprehensive development of a large city centre gateway site with the potential for a residential-led development of significant proportions.

## SWEET STREET WEST SITE

- 3.1 ha development opportunity
- Freehold with vacant possession
- 3 ha cleared, significantly remediated and secure vacant site
- 0.1 ha occupied by the vacant Commercial Inn Pub
- Expired outline consent for 86,828 sq m of residential led mixed use development ([20/304/05/OT](#))

**Offers invited for the main Sweet Street West Site on the basis of an unconditional base price with conditional overage payment.**

## 1953 BUILDING

- 7,636 sq m former storage and office block
- Local Plan allocation for 120 residential units
- Freehold with vacant possession

**The adjacent 1953 Building is also available for sale. Separate unconditional offers are invited but are not a requisite to the main site sale.**





Leeds is the UK's fastest growing city and is the main driver of a city region with a £65 billion economy, a combined population of 3 million and a workforce of 1.4 million.

It is the largest centre outside London for financial and business services. Over the next ten years, the regional economy is forecast to grow by 21% with financial and business services set to generate over half of GVA growth over that period. Leeds has the most diverse economy of the all the UK's main employment centres and has seen the fastest rate of private sector jobs growth of any UK city.

Its ability to attract a range of occupier types is demonstrated by Burberry's decision to open its Business Services Office, Channel 4's commitment to locate its new national headquarters at the Majestic and HMRC's lease of Wellington Place for a new Government Hub relocating 6,000 civil servants by 2020.

Like other large UK cities, Leeds city centre has assumed an increasingly important economic role effectively becoming the centre for the Leeds City Region as a whole, with a growing concentration of private sector and highly skilled, knowledge-intensive jobs.

Leeds is located at the intersection of the national motorway network and is just over 2 hours by rail from London Kings Cross. Leeds Bradford Airport is the UK's fastest growing regional airport.



**BURBERRY**



HM Revenue  
& Customs



Covering more than 320 acres in a unique city centre location, the South Bank was the engine room of Leeds growth during the industrial revolution. Today it represents one of Europe's largest opportunities for city centre regeneration. Already the base for UK and regional headquarters of Asda, Eversheds, EY and DWF, the area is home to a developing cluster of creative and digital media businesses, an emerging educational hub and the world-renowned Royal Armouries Museum.

A comprehensive area wide infrastructure package is progressing in South Bank. This includes the transformation of Leeds Station with HS2, Northern Powerhouse Rail and local transport routes being the catalysts for the largest regeneration project in Europe on the South Bank in Leeds.

Leeds City Region's HS2 Growth Strategy sets out that this opportunity would create £54bn of additional GVA by 2050, including doubling the size of the city centre.

Leeds is forecast to generate a third of employment growth within the Yorkshire and Humber region. About half of these jobs will be located in Leeds city centre and more than half of those will be in the South Bank area. The pace of growth in the South Bank continues to be rapid:

- Legal & General's Mustard Wharf 'Build to Rent' development comprising 247 apartments is on site with an anticipated completion due in June 2020.
- Vastint has secured outline consent for the initial phase of its 22 acre Brewery Site development. Proposals include 850 homes, 100,000 sq m of commercial & active space, a 400 bed hotel and a 5 acre urban park.
- Get Living has submitted plans for a new neighbourhood within its 5 acre site on Globe Road to include more than 780 'Build to Rent' homes.
- Grainger plc is forward funding The Fabrik development located on Sweet Street. Work has started on site on the 216 'Build to Rent' development with completion expected in late 2021.





# LEEDS SOUTH BANK



A64

TOWN  
HALL

FINANCIAL  
DISTRICT

SHOPPING  
DISTRICT

CITY RAIL  
STATION

HOLBECK  
VILLAGE

SOUTH  
BANK

SWEET  
STREET

PROPOSED  
HS2 ROUTE

M621



With a notable collection of listed industrial buildings, including the renowned Temple Works and the Round Foundry – “*the earliest surviving engineering works in the world*” – the Holbeck ‘urban village’ is the South Bank’s most characterful environment. The 38-acre Holbeck Urban Village has seen over £250m of investment since 1999 and has been transformed into an award-winning national centre for the creative and digital industries. Over 150 businesses and 2,500 people now work and live in the Village.

Past developments include the Isis award-winning Granary Hilton hotel and 282 unit residential scheme, Linfoot’s 280 flat Manor Mills, Igloo’s regeneration of the 14,500 sq m Round Foundry and Marshalls Mill and Deltalord’s 11,000 sq m Mint offices.

- Dandara Living are due to shortly complete Leodis Square, a 744 ‘Build-to-Rent’ scheme on Sweet Street with move in dates set for late 2019.
- CEG has detailed consent for two office blocks providing 26,100 sq m within its Holbeck Portfolio and outline planning permission for mixed-use development of up to 103,900 sq m and a further 750 new homes, along with new public spaces and landscaping.
- CEG also acquired the Grade I Listed Temple Works building and has commitment from Leeds City Council for grant support towards its restoration.
- Caddick has outline consent for a 100,000 sq m mixed use scheme on the 9.5 acre City One site.





# SOUTH BANK HOLBECK



**TOWER WORKS**  
RICHARDSON  
HOMES ENGLAND  
ASK

**SOVEREIGN SQ**  
LEEDS CITY COUNCIL

**ASDA  
HQ**

**TETLEY  
VASTINT**

**IRONWORKS  
IGLOO**

**HOLBECK  
CEG**

**TEMPLE WORKS  
CEG**

**THE FABRIK  
GRAINGER**

**SWEET ST  
DANDARA**

**1953  
BUILDING**

**CITYONE  
CADDICK**

**SWEET STREET  
WEST SITE**



Leeds City Council has an adopted Core Strategy (2014). The South Bank Leeds Regeneration Framework Supplementary Planning Document (SPD) (July 2018) provides guidance for the future development of South Bank and establishes principles to drive the growth of the area.

The Holbeck South Bank SPD (2016) provides refreshed planning guidance to inform the comprehensive development of the area. The important historic and architectural legacy in Holbeck warranted detailed guidance and remains relevant.

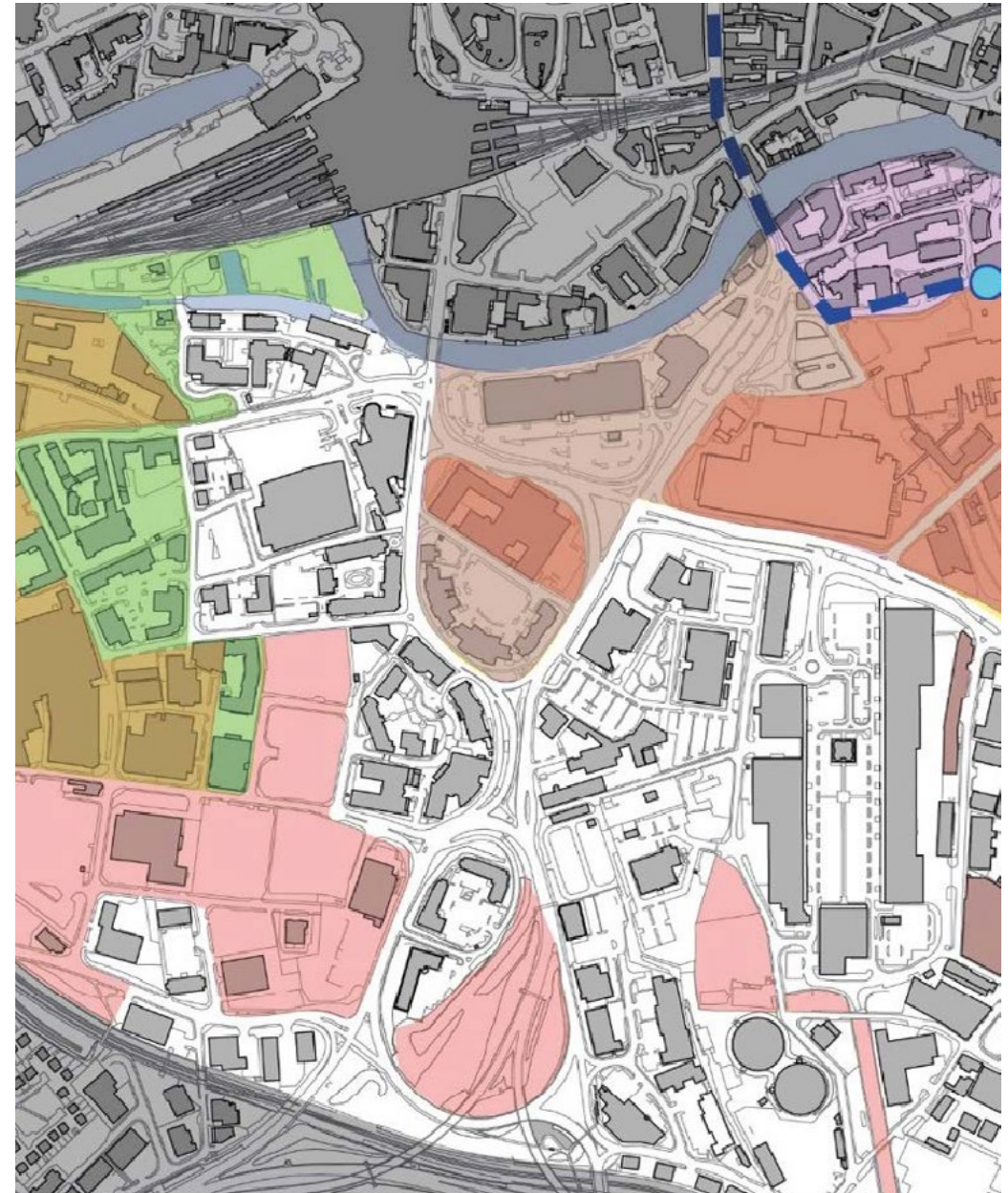
The Temple Works Building next to the 1953 extension office is Grade I listed and The Gate Lodge to Temple Mill is Grade II\* listed. Immediately adjacent the site to the west is the former Marshall Mill School Room which is Grade II listed.

The Sweet Street West Site has former outline consent for a mixed use scheme predominantly comprising residential floorspace ([20/304/05/OT](#)).

*'Outline application to erect 66,160 sq m of residential floorspace, 14,357 sq m of Class B1 (Office) floorspace, 2,986 sq m of Class B1 (workspace units), and ancillary Class A uses (960 sq m), a community and medical centre use (700 sq m) and creche and gym use (1,665 sq m) and Ancillary car parking and landscaped amenity areas.'*

The previous permission took account of the emerging policies in the Core Strategy, Natural Resources and Waste Local Plan and guidance in the [Tall Buildings Strategy](#).

A detailed planning brief for the site is available in the data room.





## DATA ROOM

The Data Room contains the following additional information:

- **General**
  - Marketing Brochure
  - Site Plan
  - Bidding Guidance
- **Planning**
  - Planning Brief
  - Former Planning Consent Details
- **Floor Plans**
  - 1953 Building
- **Surveys**
- **Utilities Information**
- **Registered Title Information**

Access to the Data Room will be provided on request.  
Any interested bidder must rely on its own due diligence.  
The Data Room information is not warranted by the seller.

## VIEWINGS

The site can be viewed externally from Sweet Street.

Access to the site itself can be arranged for interested bidders.

Please contact the selling agent for further detail.

## VAT

The property has been elected for VAT.

## OFFERS

Offers are invited for the freehold interests of either the Sweet Street West Site or the 1953 Building or both combined.

Offers are invited on the basis of an unconditional base price with a conditional overage payment.

Further offer guidance is provided within the Data Room  
**[www.sweetstreetwest.com](http://www.sweetstreetwest.com)**



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