

Meadow Lane Development Opportunity

Bridge End Leeds, The heart of the
up-and-coming South Bank Leeds



Welcome To The Capital Of The North

Constantly evolving, consistently connected. The North's unofficial capital is the place to be. Don't miss out on the journey, right here on Meadow Lane, Leeds.

Connected In Every Way

Yorkshire. The UK. The world. Leeds offers great connections, taking you anywhere you want to go. Located at the intersection of the M62, M1 and A1, it's not long before you're on the fastest route to your destination.

Between Liverpool and Hull, Edinburgh and London. Leeds is at the crossroads of many rail links making it the best-connected city outside of the capital. Reach London in under 2.5 hours.

And, with Leeds-Bradford airport easily accessible by car or public transport, the world is ready and waiting, business or leisure.



FLYING TO OVER 22
COUNTRIES AROUND
THE WORLD



44 MINUTES
BY BUS/COACH FROM
LEEDS CITY CENTRE



20 MINUTES
BY CAR/TAXI FROM
LEEDS CITY CENTRE



Leeds Demographics



A SKILLED
WORKFORCE OF
1.4 MILLION PEOPLE



THE LARGEST CITY
REGION ECONOMY
OUTSIDE OF LONDON



FASTEST GROWTH OF
FOREIGN INVESTMENT
IN THE NORTH



39,000 SKILLED
GRADUATES PER YEAR



LARGEST NUMBER OF
UNIVERSITIES OUTSIDE
OF LONDON



ONE OF THE YOUNGEST
UK CITIES, WITH A
POPULATION OF 812,000

Leeds is one of the UK's fastest growing cities with one of the most diverse economies and the driving force behind the city region's £69 billion economy.

Leeds is widely recognised as the largest centre for financial and legal services outside of London, home to in excess of 30 national and international banks. With the arrival of The UK Infrastructure Bank, The Financial Conduct Authority (FCA) and The Bank of England in the city, Leeds position is cemented as the new hub UK finance and driving global green investments.

Alongside finance and professional services, Leeds is also a leader in health technologies, manufacturing, creative and digital industries, with frequent cross-sector collaboration helping to drive innovation and growth.

Leeds remains one of the leading locations in the UK for foreign and direct investment, according to the Ernst & Young annual Attractiveness Survey, with significant interest in the technology, digital and business services sectors.

With six universities, two world class business schools, 14 further education colleges, the city has a deep pool of talent with an annual talent pipeline of 39,000 graduates and a strong student retention rate.

Leeds city centre continues to develop at pace with recent record-breaking years for new developments in the city, delivering new residential, office, education, retail and leisure schemes across the city (Deloitte Crane Survey).

The Innovation Arc brings together the City's anchor institutions - Leeds NHS Trust, Nexus, University of Leeds, Leeds Beckett University, Leeds Arts University, Leeds City Council - with one of the UK's strongest and most dynamic networks of private sector businesses.



Your Spot

At South Bank Leeds

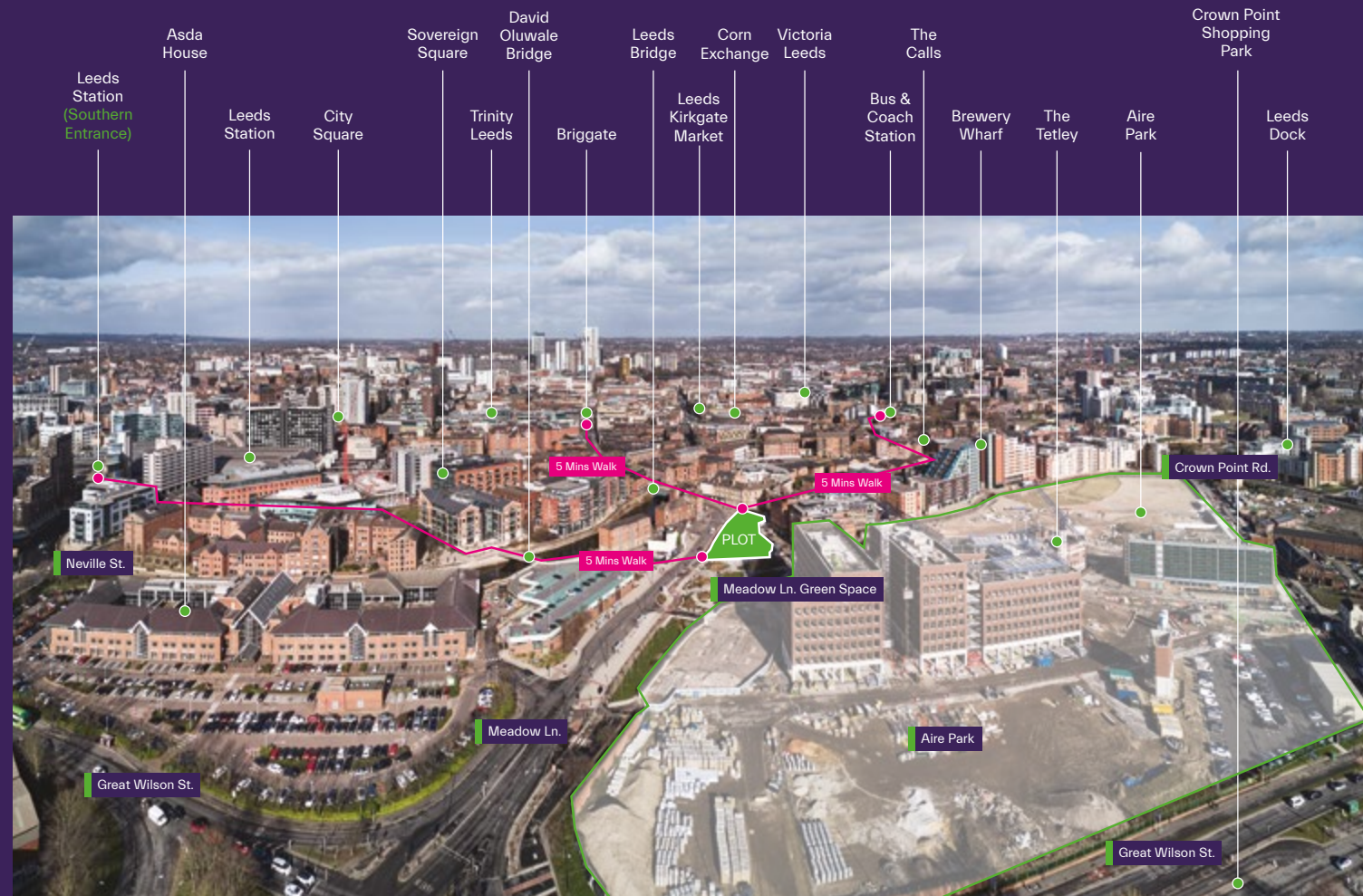
Located in the heart of the up-and-coming South Bank Leeds, the site lies at the historic gateway to the city at Bridge End, adjacent to a number of Grade II listed buildings and heritage assets. Residents here will have quick and easy access to all that Leeds city centre has to offer, including the train station's southern entrance via the new David Oluwale bridge.

The plot represents an outstanding opportunity to create a striking piece of architectural excellence where both modernity and history coalesce.

Currently surrounded by a varied mix of retail, leisure, office and apartment accommodation, the site finds itself in a rare and enviable position, at the very core of upcoming regeneration and redevelopment in the area, particularly as a key piece of the new £3.25m city centre green space, Aire Park.

With new spaces and mixed-used developments on the horizon, it is an exciting time for South Bank Leeds.

When complete, the building on the site will have a comfortable seat facing the city centre and act as the gateway to the newly-created city park.



The site is well connected within the city of Leeds itself, just a 5-minute walk from several retail areas and 5 minutes to the train station or bus station.

An outstanding opportunity
to create a striking piece of
architectural excellence

An Unmissable Opportunity At Meadow Lane

0.18 hectares (0.45 acres)
of valuable, coveted city centre space

This exciting opportunity is approximately 0.18 hectares (0.45 acres) of valuable, coveted city centre space which originates from the recent reconfiguration of Meadow Lane; a space previously used for city centre car parking. It sits within the wider 19.5ha 'South Bank AVAAP Allocation' incorporating at least 73,500 sq m of office use and at least 1,635 residential units.

The plot offers you the opportunity to propose a striking building of architectural significance, from all angles, that will help shape and define the new urban landscape of the South Bank making a mark on the capital of the North for years.

The Council is seeking proposals that offer predominantly residential use, with an above policy compliant level of affordable housing, including a unit mix in line with Core Strategy requirements, whilst offering market value for the site.

While the Council is looking for funded proposals, Affordable Housing Commuted Sum grant funding may be available by the Council to support proposals and assist with maximising on site affordable housing provision. The level of grant funding will need to be in line with subsidy control requirements. For an informal discussion, prior to bid submission, please contact Clare Wiggins via Regeneration.Team@leeds.gov.uk



Data Room

Included within the data room is a full suite of documents for consideration. Access is available via meadow-lane-development-opportunity.co.uk

Legal Costs

The Council will charge the purchaser fees calculated at 4% of the sum offered.

Terms

Our client is seeking to receive offers which reflect above policy affordable housing provision. We would be grateful as part of the offer if the bid pro forma held on the website can be completed along with detail on the scheme proposals including where possible drawings/CGI imagery together with how the subsequent viability issues caused by the higher level of affordable housing are proposed to be dealt with. Bids are to be submitted by 12 noon on Thursday 4th May.

Viewing

The site can be viewed from the adjoining public highway.

Pre-application Service

Please note, Leeds City Council offer an advice service on development proposals prior to planning application submission. For further details please see advice at:

<https://www.leeds.gov.uk/planning/planning-permission/pre-application-enquiry-service>



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