



Sanderson  
Weatherall

# FOR SALE - TRIANGLE 45

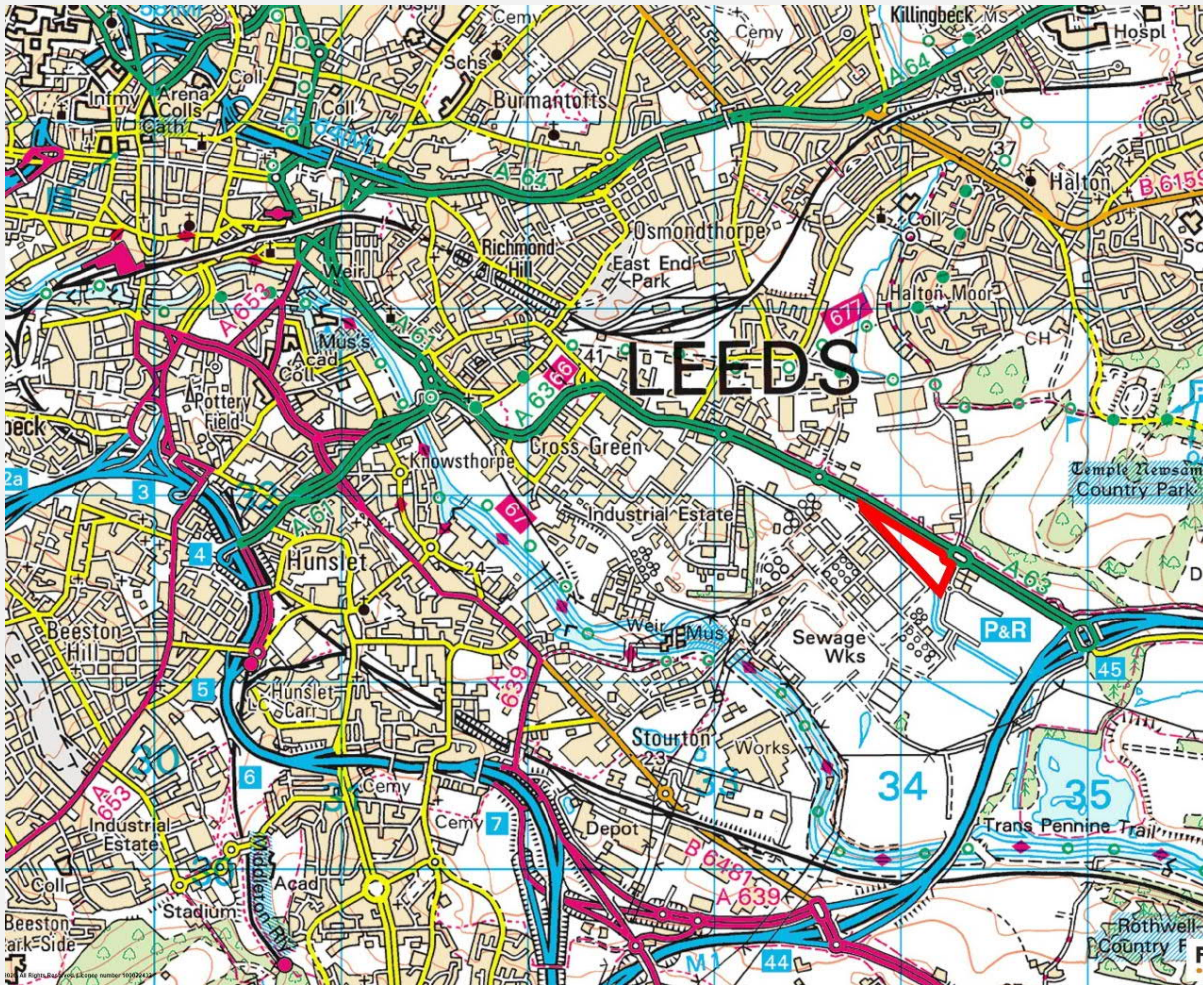
11.14 ACRES - PRIME FREEHOLD DEVELOPMENT  
OPPORTUNITY



Triangle 45, Pontefract Lane, Cross Green, Leeds, LS9 0PS

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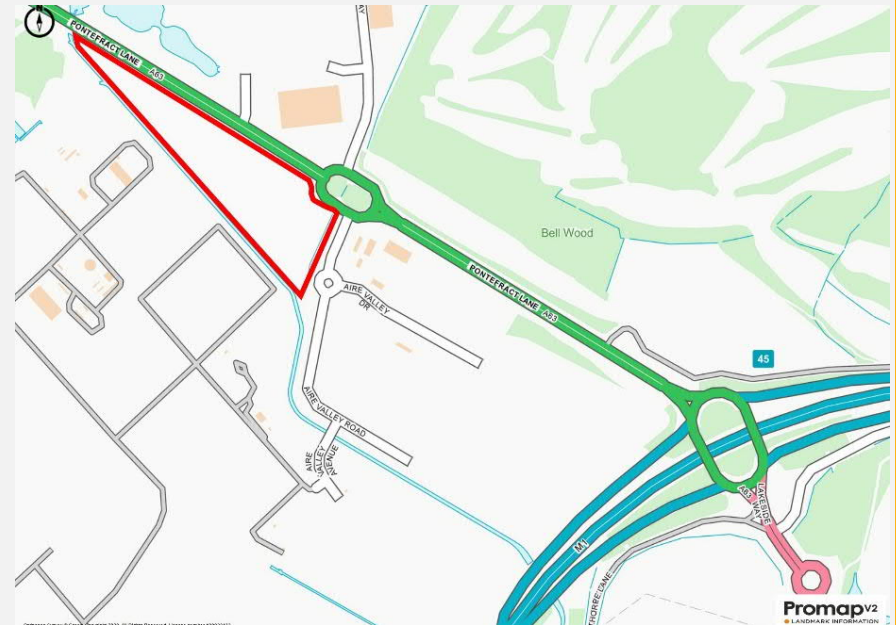


### Location

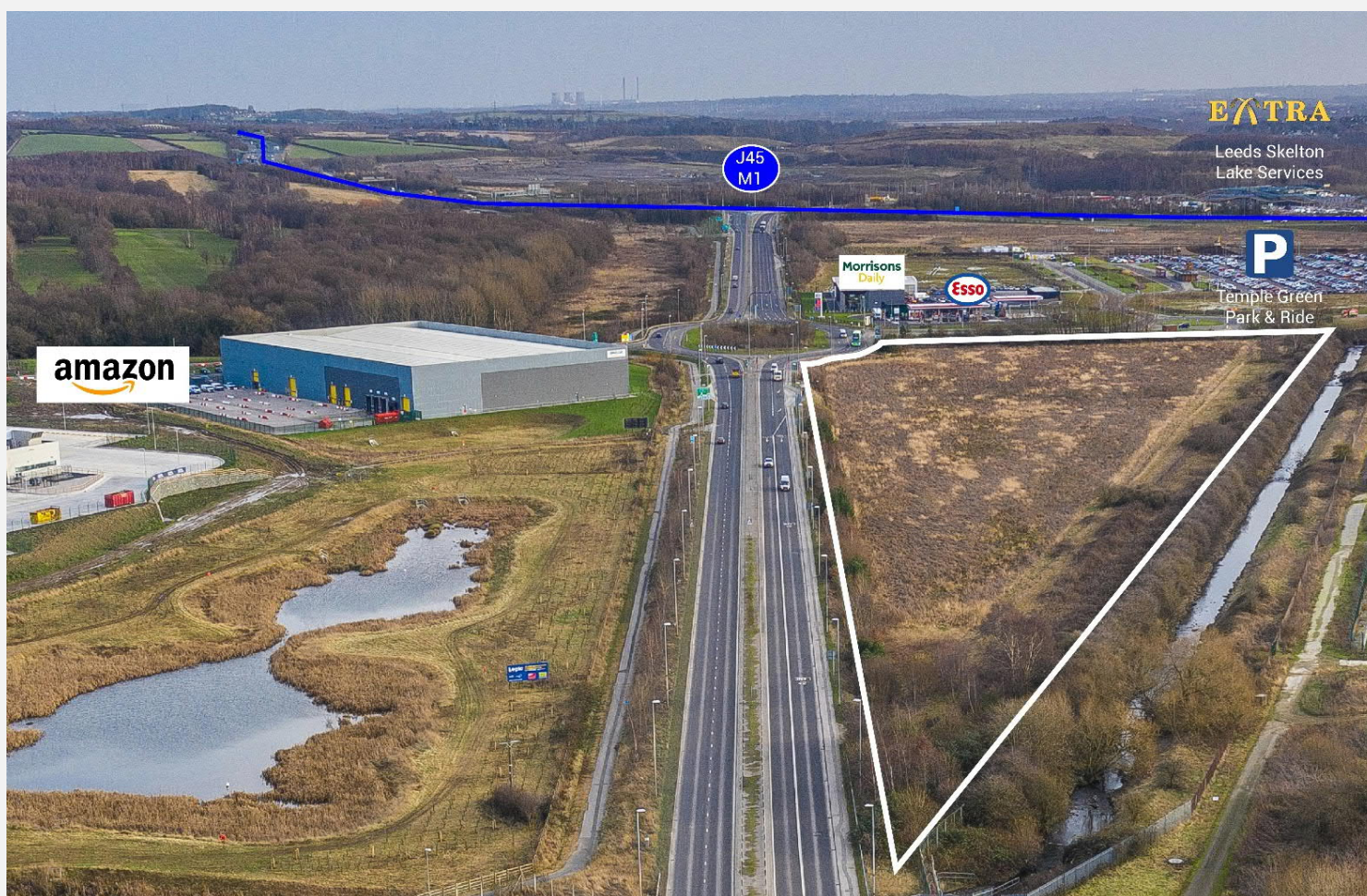
The subject site is prominently located fronting the recently constructed East Leeds Link road connecting J45 of the M1 with Leeds city centre.

J45 of the M1 is easily accessible being circa 750 metres south east of the site whilst Leeds city centre is approximately 3 miles north west. The M1/M62 interchange J42 / J29 , is approximately 4.5 miles south.

The site is located within the Cross Green Industrial Area where notable occupiers include Amazon, John Lewis, Premier Farnell, FedEx, Euro Car Parts, Toolstation and Perspex. More recently other roadside users have moved to the area including Esso, Lamborghini and McLaren.







### Description

The site extends to approximately 11.14 acres (4.51 ha) on a gross basis with a road frontage to the East Leeds Link road of approximately 475 metres.

The site is triangular in shape and predominantly level throughout. Historically we understand the site has only ever been used for agricultural purposes.

### Tenure

Freehold with Vacant Possession

### Planning

The site was granted planning permission in June 2014 for commercial development under the wider application number 21/199/05/OT and has been extended to allow for the submission of reserved matters until 2023.

Given the neighbouring users we do not envisage any restrictions on commercial or roadside use going forward, however, we recommend all interested parties make their own enquiries direct with Leeds City Council.

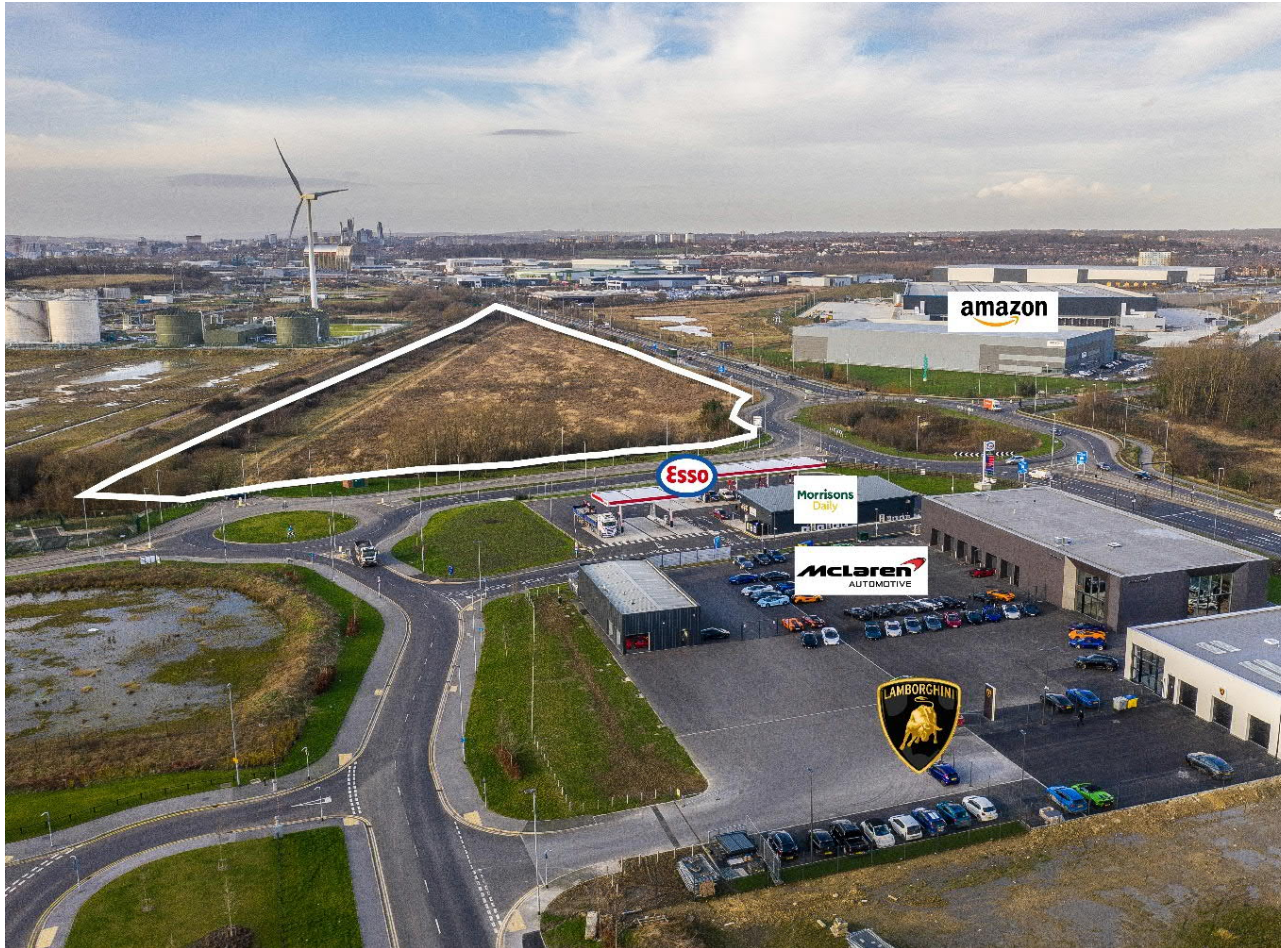
### Sales Process

The vendor is inviting bids for the site as a whole on a freehold basis.

Both conditional and unconditional bids will be considered.

It is anticipated a sale will be progressed via an informal tender with bids required by mid May 2020. Exact date TBC. To register your interest please contact the agents.





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