



Aerial view to north east of site

Leeds City Centre – Residential Development Opportunity

Marsh Lane | Leeds | LS9 8AD

On behalf of:



0.46 acres for sale on a conditional or unconditional basis

Subject to Vacant Possession, available from Summer 2021



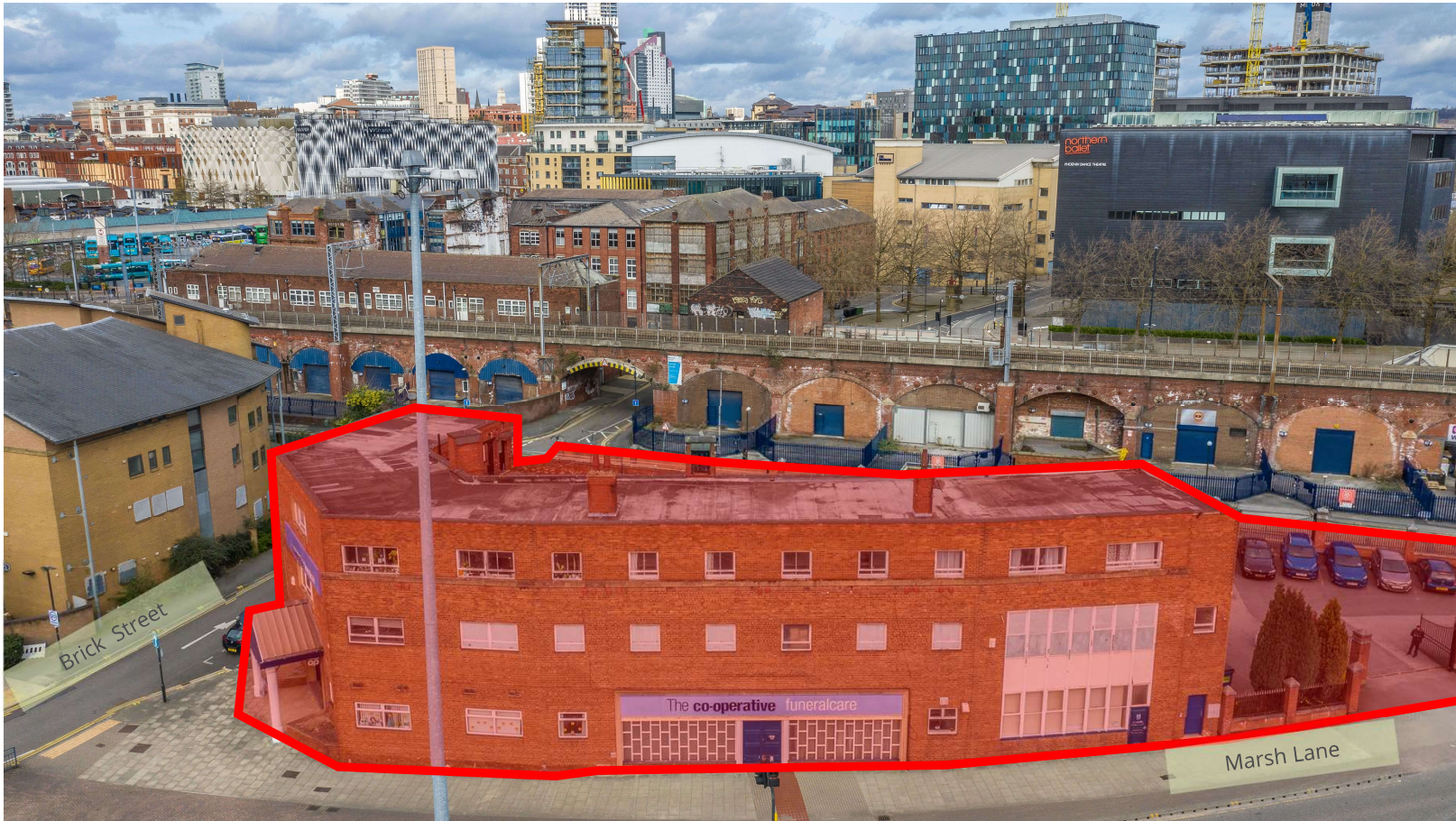


Aerial view to south west of site

Location

The site is located at the junction of A61 Marsh Lane and Crown Point Road, on the edge of Leeds city centre. It is prominently located on the A61 linking the north of the Leeds to M621, in an area that continues to see rapid development. It is located just to the south of the Quarry Hill area, where Caddick are currently on site with their SOYO development which comprises over 500 units and adjacent to the Leeds City College campus that opened in 2019. This is an area with large established workforce within in the Department of Health and Department of Work and Pensions in Quarry House and a significant arts, culture and educational offering with Leeds Playhouse, BBC Leeds, Northern Ballet and Leeds Conservatoire. Also within a 5 minute walk is Leeds City Bus Station, Kirkgate Market and Harvey Nichols and John Lewis & Partners anchored Victoria Leeds shopping centre.

The immediate area around the subject site, although traditionally industrial by nature, has been the focus for large scale residential redevelopment over recent years. The Gateway development to the south of the site comprises 550 residential units and Ibis Budget Hotel. Forthcoming development includes Flax Place which has consent for 300 units and Torsion's Saxton Lane development has recently achieved consent for 350 build to rent units in two 18 and 22 storey towers. In addition, Modernistic Ventures are seeking consent for a scheme that comprises three towers of 20, 17 and 15 storeys and circa 200 build to rent units at the junction of Marsh Lane and Saxton Lane. Longer term and to the north east of the railway line, Rushbond are exploring options for the former Marsh Lane railway goods yard with a view for large scale redevelopment for residential use.



Site view looking north



Aerial View

Description

The site comprises approximately 0.46 acres (0.19 hectares) and is currently occupied by Coop Funeralcare as funeral home. The Coop intend to vacate the premises and relocate by Autumn 2021. The site is broadly triangular in shape and is bound by Brick Street, Brussels Street and A61 Crown Point Road / Marsh Lane. The railway line that links Leeds to York and the north of England is located just to the north of the site, running parallel to Brussels Street. Customer vehicular access is from A61 Crown Point Road / Marsh Lane and there is a secondary access / egress to Brick Street. The existing accommodation on site comprises office, warehouse and storage accommodation within a three-storey brick-built building. There are approximately 30 car parking spaces. The property is situated in flood zone 1 and therefore has a low probability of flooding.



Aerial view to north east of site

Title

The property is held on a freehold basis by way of two titles - WYK529635 and WYK529635.

Planning

The site currently benefits from a planning consent for its existing use. In informal meetings with Leeds City Council, it was confirmed that the site would be viewed as suitable for redevelopment as residential accommodation to a height and scale in that accords with similar developments in the nearby area.



Elevated panorama view from site

Method of Sale

The subject site is for sale by way of Private Treaty however the right is reserved for marketing to be concluded by way of an Informal Tender process. Expressions of interest are sought on a unconditional or conditional subject to planning basis.

Viewing

Viewing of the site is strictly by appointment and can be arranged via the agents.

To register interest and for further information please contact:



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Indicative title plan

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