

For Sale

Land at Silver Street, Leeds

Site Area - 0.93 Acres (0.376 Hectares)

Development Opportunity



The Opportunity

The Silver Street site extends to approximately 0.93 acres (0.376 hectares) and is located to the southern edge of Leeds City Centre in Holbeck.

The site developers have been granted full planning permission for the refurbishment of Midland Mill and the construction of a 32-storey tower comprising a total of 306 No. apartments (60 no. studios, 121 no. one bed, 103 no. two bed and 22 no. three bed), flexible commercial space and public realm at Midland Mill (REF:18/04580/LI).

The opportunity is bound by Water Lane to the north and west of the site with Silver Street forming the easterly boundary. The southern boundary of the site is made up of a car park and employment use operators.

The opportunity falls within Leeds City Council's Southbank regeneration project. This programme will seek to double the size of Leeds City Centre providing up to 4,000 new homes along with shops, restaurants and public open space, whilst underutilised historical buildings in the city by bringing them back into use. The project will also look to improve the connectivity in and around Leeds City Centre by delivering a new City Boulevard for the use of pedestrians, cyclists and slower moving vehicles. This will be accompanied by the delivery of a number of Park and Ride schemes outside the city centre in an effort to ease congestion and make Leeds City Centre more accessible.



32
STOREY TOWER

306
APARTMENTS



Well Connected

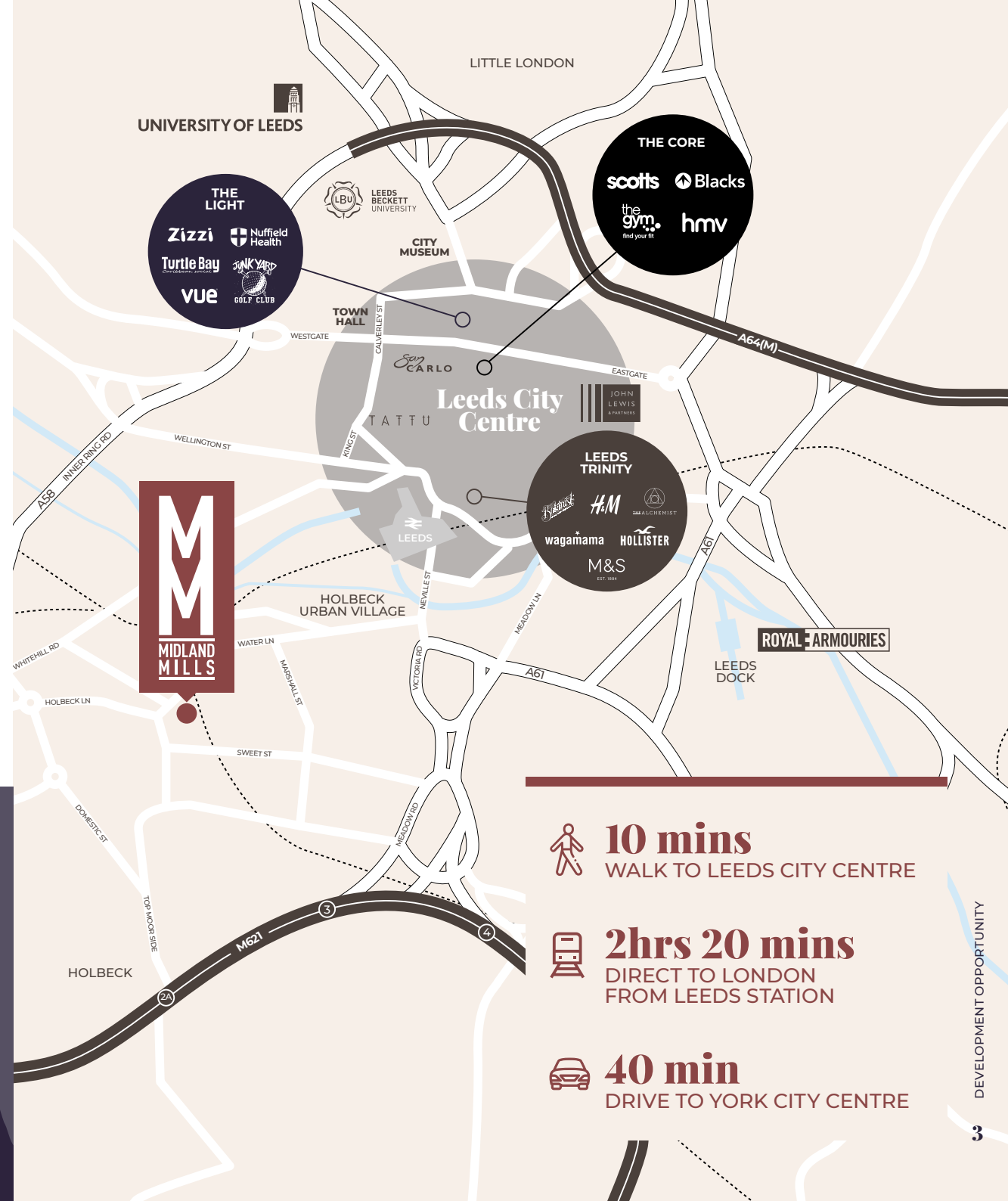
The opportunity is located south of Leeds Centre which falls within the administrative boundary of Leeds City Council (LCC). Due to the site's position in Leeds City Centre, the site is extremely well connected both locally and nationally.

The immediate surrounds comprise predominantly employment use with Leeds City Centre located within walking distance of Silver Lane which provides a wealth of amenity to serve the site including shops, restaurants, supermarkets and healthcare services.

York City Centre is located 27 miles north east of Leeds and can be accessed via the M1 and A64 in journey times of approximately 40 minutes. In addition, Manchester City Centre is located 46 miles south west of the site and can be easily accessed via the M62 in journey times of one hour.

Leeds Railway Station is located approximately 0.6 miles from Silver Street which provides up to seven direct services per hour to Manchester City Centre in average journey times of one hour. In addition, the station provides direct services to London in average journey times of 2 hours 20 minutes.

There are a number of schools in the surrounding area including Five Lanes Primary School, Beeston Primary School and Cockburn School, all of which have Ofsted ratings of good. In addition, the University of Leeds and Leeds Beckett University are also located in close proximity to the site.





Planning Context

The site developers have been granted full planning permission for the refurbishment of Midland Mill and the construction of a 32-storey tower comprising a total of 306 No. apartments (60 no. studios, 121 no. one bed, 103 no. two bed and 22 no. three bed), flexible commercial space and public realm at Midland Mill (REF:18/04580/LI).

The site falls within an area prone to flood risk. However, there are no statutory land use designations that impact the site, nor are there any monuments, parks or gardens that lie in immediate proximity to the site. However, Midland Junction Foundry, which forms part of the site is a Grade II Listed building.





Disposal Process

The opportunity is to be sold on a freehold basis with vacant possession. Offers will be considered on a conditional and unconditional basis.

Please contact the sole agents for all enquiries.

Viewings

Viewing of the site is available by roadside inspection at any time. On site access to the site can be arranged by prior notice through the sole agents, CBRE.



Further Information

Further information regarding the opportunity is available within the Leeds City Council Planning Portal (REF 18/04580/LI).

Contact

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