

# FOR SALE



**87 – 89 KIRKSTALL ROAD**  
LEEDS, LS3 1HS



**SITE AREA**  
5.12 ACRES (2.072 HECTARES)

**DEVELOPMENT OPPORTUNITY**  
(WITH OUTLINE PLANNING CONSENT )

**CBRE**



# DESCRIPTION



The Kirkstall Road opportunity extends to **5.12 acres (2.072 hectares)** and is situated one mile west of Leeds City Centre.

The property currently comprises a former office building which has ceased operations and spans over two and three storeys with parking facilities and additional vacant land. The main building is located to the north of the site fronting Kirkstall Road. The site is relatively flat with little deviation across the area with the exception of the land located adjacent to the River Aire. In addition, the site benefits from south facing riverside views over the River Aire.

The site is bordered by Kirkstall Road (A65) to the north with Nissan Leeds car dealership forming the easterly border. The River Aire runs across the southerly border with the Tannery workspace providers located to the west.

There are currently two points of vehicle access to the site which derive from Kirkstall Road and Washington Street

The site benefits from a wealth of amenities in close proximity including shops, restaurants, medical and leisure facilities. There are a number of schools in close proximity including Five Lanes Primary School, Cockburn School, and Notre Dame Catholic Sixth Form College, all of which have a minimum OFSTED rating of 'good'. Leeds University and Leeds Beckett University are also located in close proximity.

In addition, there is a wealth of public open space within the surrounds including, Armley Park, Kirkstall Valley Nature Reserve and Willow Field, providing green space and areas of natural of beauty in the area.



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# LEEDS

WITH AN ESTIMATED CITY CENTRE  
POPULATION OF **790,000 PEOPLE**, LEEDS  
IS THE LARGEST CITY IN YORKSHIRE.

The city is key in the Northern Powerhouse partnership, boasting a booming economy supported by strong cultural, education and tourism drivers with major employers in the city such as:



ASDA

Jet2.com

Leeds is one of the fastest growing economies in the UK with a workforce estimated at

**1,370,000 PEOPLE,**

set to grow by a further 21% over the next 10 years.



## 5 UNIVERSITIES

The premier University is the University of Leeds which is ranked in the top ten universities in the UK for employability and graduate prospects



With rail and air transport links and increasing investment in placemaking and regeneration, Leeds is one of Britain's centres of growth and opportunity.





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# SITUATION



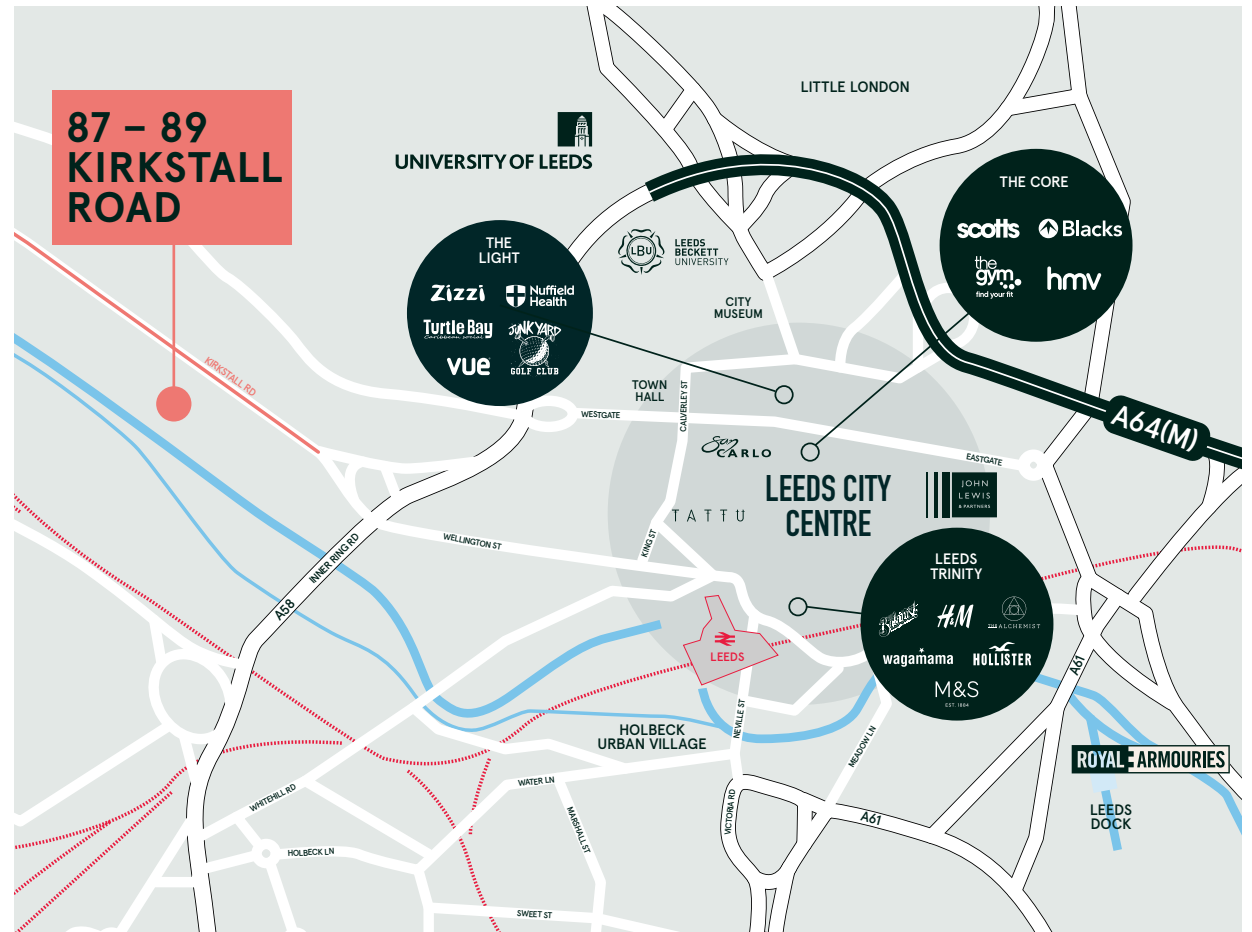
## DEVELOPMENT PIPELINE

- |   |                                     |
|---|-------------------------------------|
| ① 177 KIRKSTALL ROAD<br>272 APARTMENTS                                  | ⑦ CLARENDON QUARTER<br>324 UNITS    |
| ② BURLEY ROAD<br>110 APARTMENTS   | ⑧ THE RESIDENCE<br>744 UNITS        |
| ③ CITY REACH 1 & 2<br>1000 APARTMENTS                                   | ⑨ DONCASTER MONKBRIDGE<br>630 UNITS |
| ④ JOSEPHS WELL APARTMENTS<br>66 APARTMENTS                              | ⑩ FIFTY THREE POINT 8<br>463 UNITS  |
| ⑤ INTERNATIONAL POOL<br>629 APARTMENTS MIXED USE                        | ⑪ GLOBE ROAD<br>812 UNITS           |
| ⑥ THE HEADLINE<br>245 APARTMENTS<br>YORKSHIRE POST P2<br>440 APARTMENTS |                                     |



# LOCATION

Kirkstall Road is very well connected both locally and nationally.



## Journey times



### BY CAR

York City Centre  
(via M1 and A64)  
**40 minutes**

Manchester City Centre  
(via M62)  
**1 hour**



### LEEDS RAILWAY STATION

Manchester City Centre  
**1 hour (7 services per hour)**

London  
**2 hours 40 minutes**



### BUS SERVICES

There are a number of bus services along Kirkstall Road which provide direct access to Leeds City Centre, Leeds Bradford Airport and the surrounding area.

# PLANNING

The opportunity benefits from an outline planning consent for the redevelopment of the site comprising the following uses:



## Up to 631

residential apartments (use class C3) comprising a mix of one, two- and three-bedroom units; and



## Up to 965m<sup>2</sup>

of ground floor flexible commercial space to serve the new community (Use Class A1, A2, A3, A4, D1 and D2) spread across five units.

# DISPOSAL PROCESS

The site is to be sold on a long leasehold basis with vacant possession. Our clients preference is to receive offer on an unconditional basis. Offers made on a conditional basis may be considered based on their own individual merit.



# 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.



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# FURTHER INFORMATION

For further information regarding the site opportunity  
please contact the sole agents at CBRE

# CONTACTS

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# CBRE



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