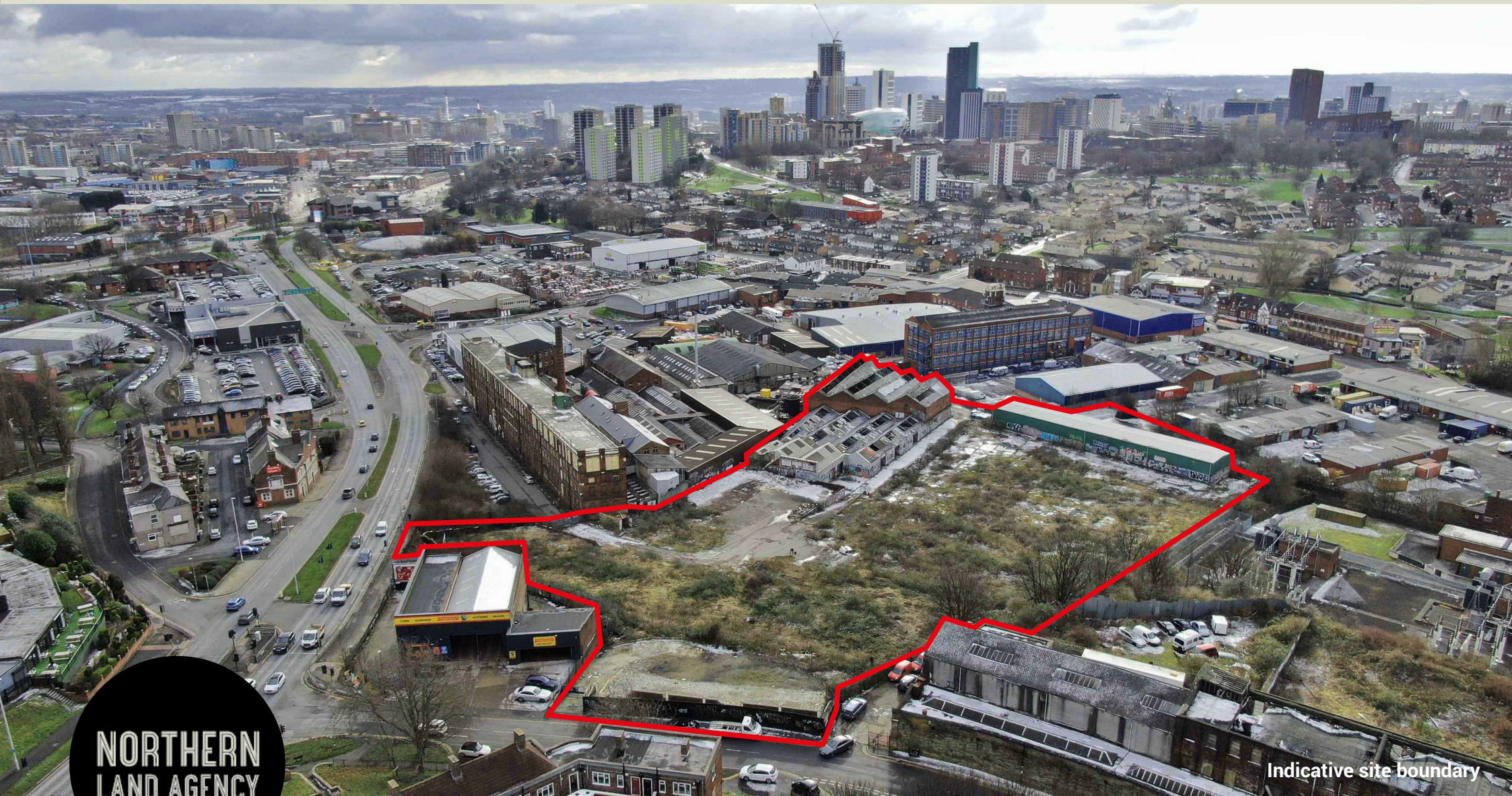


FOR SALE - Site extends to approximately 4.2 acres (gross)

and forms approximately half of allocation HG2-99 within the adopted Leeds Site Allocations Plan

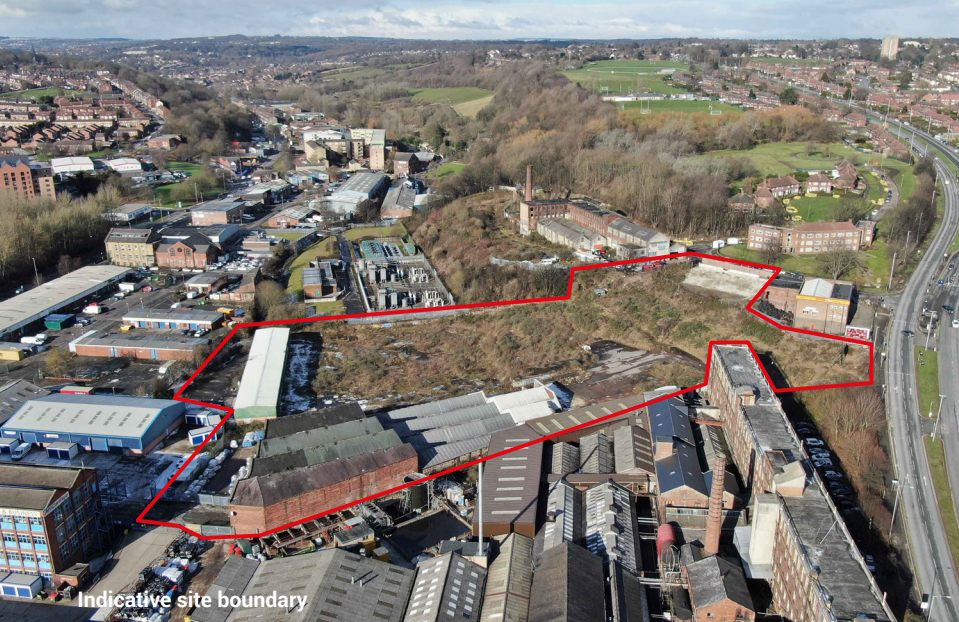


Indicative site boundary

**NORTHERN
LAND AGENCY**

Acting on behalf of
Wilton Developments

The former Buslingthorpe Mill, Buslingthorpe Lane, Leeds



Indicative site boundary

Development Proposals

Planning permission was granted in March 2022 for the demolition of the remaining buildings and structures to slab level, under ref: 21/02729/FU

The vendor has prepared a preliminary design development concept, which illustrates the site can accommodate up to 500 apartments in 6 blocks of accommodation ranging from 4 to approximately 8 storeys. Discussions are on-going regarding the pre-app and it should be noted that the Local Highways Authority are seeking a parking ratio in the order of 70%, which is much higher than indicatively shown in this document. However the vendor believes there is justification for less parking due to the site being within walking distance of the city centre and accessible by bus services. The vendor's pre-application discussions with Leeds City Council are ongoing and to maintain clarity and consistency in the planning discussions, Bidders are asked at this stage not to approach the Council regarding the site.

The vendor proposes that they and the purchaser jointly instruct Lichfields as planning consultants for a planning application.

Further technical information regarding the site including the preliminary design development concept is available in the data room. Access to the data room can be granted on written request. Bidders are encouraged to thoroughly review the available information in the data room.

Bid Process

We are instructed to invite offers for the Freehold interest in the land. All bids submitted should identify a gross "Greenfield" value along with a net offer and include the following details within the offer:

1. The offer should be made assuming all costs have been taken into account to arrive at a net land value.
2. Any items that have not been taken into account within the offer that are subject to further clarification/investigations must be clearly identified, and any proposed further deductions should be clearly identified with details of the process and timescales required to establish these.
3. Offers should take into account the findings of the site investigations, remediation strategy and any other reports provided, to identify and cost all items which are considered to be abnormal development costs. These should be detailed within the offer letter.
4. The purchasers are to be responsible for undertaking any other necessary site investigations at their own cost to satisfy themselves in respect of site conditions. Purchasers will be required to confirm that all site investigations have been concluded to their satisfaction prior to an exchange of contracts.
5. Any additional conditions should be clearly identified and itemised.
6. A layout indicating their proposed scheme should be submitted with the offer. This should show the number of units proposed and identify the gross and net floor area for each unit. The total net developable area should also be identified.
7. Vacant possession to be given upon completion.
8. A deposit of 10% will be expected on exchange of contracts.
9. Details of how bidders intend to fund the purchase must be provided together with any relevant supporting information.
10. Each party to be responsible for their own costs in connection with the transaction.
11. The site is elected for VAT

The vendor does not undertake to accept the highest or any offer received for the site.

The Site

The site is located approximately 1 mile North of Leeds City Centre, the location and extent of the site is edged in red.

Tenure

The site is held on a freehold basis.



**DOWNLOAD
DESIGN
DEVELOPMENT
CONCEPT**



Further information

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