

FREEHOLD DEVELOPMENT  
OPPORTUNITY EXTENDING TO  
**CIRCA 12.31 ACRES (4.98 HA)**

**LEEDS**

LAND AT

**CANAL  
STREET**



# LEEDS

## LAND AT CANAL STREET

### SUMMARY

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## POTENTIAL FOR DEVELOPMENT OF RESIDENTIAL AND COMMERCIAL USES SUBJECT TO PLANNING

### SUMMARY

- Freehold development opportunity extending to circa 12.31 acres (4.98 hectares)
- Potential for development of residential and commercial uses subject to planning
- Located adjacent to the A647, A58 and A643, circa 1 mile north of J2 of the M621, providing direct access to the UK Motorway Network
- 1 mile south west of Leeds City Centre
- Less than 1 mile west of Leeds Train Station and 7.5 miles south of Leeds Bradford Airport



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## LOCATION

The Property lies within Armley, a district in the west of Leeds, West Yorkshire. It is circa 1 mile south west of Leeds City Centre. Leeds Bradford Airport is circa 7.5 miles to the north of the site.

The surrounding area includes housing to the south and west, with industrial and retail / roadside uses to the north and west.

The nearest Train station is Leeds Train station offering direct connections to London (2 hours 15 minutes), Birmingham (1 hour 55 minutes) and Edinburgh (2 hours 55 minutes).

**THE PROPERTY LIES  
CIRCA 1 MILE  
SOUTH WEST OF  
LEEDS CITY CENTRE**



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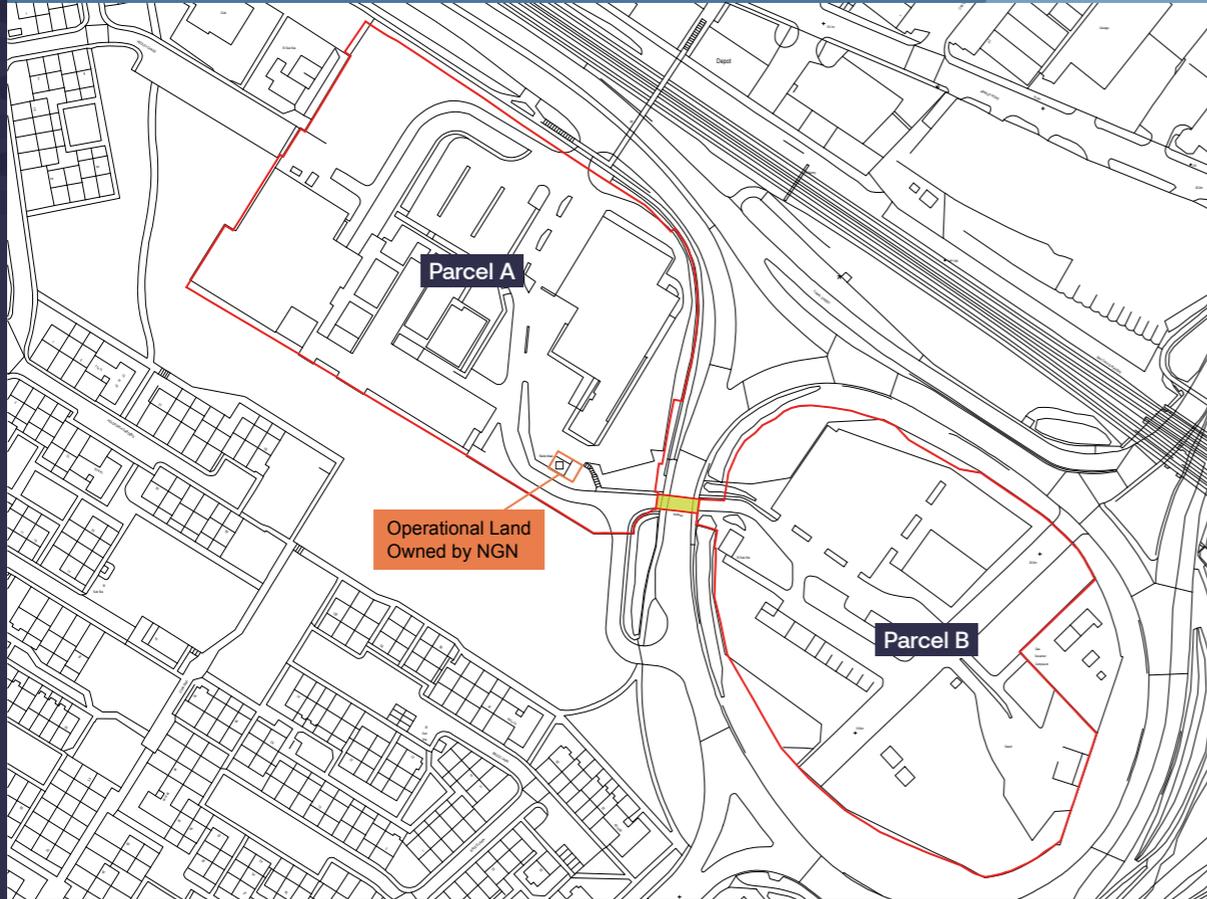
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Site Plan (for identification purposes only)

## DESCRIPTION

The Property extends to circa 12.31 acres (4.98 hectares) in total split across Freehold titles WYK706319 and WYK691490. It comprises two parcels of land known as the Training Centre (Parcel A) and the Gyrotory site (Parcel B) as edged red on the plan below. The land edged red and shaded green on the plan below is owned by Northern Gas Networks and therefore does not form part of the Property to be sold

Parcels A and B are linked by an underpass beneath the western carriageway of the Armley Gyrotory. The Property has an access point onto the western bound dual carriageway of Canal Street (A647) but the main point of access in recent years has been from the western side of the Armley Gyrotory – a short slip road in the ownership of Leeds City Council which splits giving access to the Gyrotory land by an underpass. The Gyrotory land also has historic access from the north side of the Gyrotory.

Parcel A extends to approximately 6.50 acres and rises towards its western boundary. The buildings have now been demolished to slab, with tarmacked parking areas, as well as grass on the remainder.

Parcel B extends to approximately 5.81 acres and was formerly operated as a car park situated within the Armley Gyrotory roundabout. It is accessed via the underpass and comprises predominantly concrete hardstanding with areas of vegetation on the boundaries.

The land immediately to the west and south is owned by Leeds City Council (LCC) and extends to approximately 5.23 acres. This land is potentially available for sale by separate negotiation with LCC.

The Property benefits from a Call Option made between the Council and the vendor in the vendor's favour allowing it to purchase part of the Council's land including and surrounding the slip road. This option benefit is assignable to successors in title. (Further information is available in the data room).



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# LEEDS IS SITUATED AT THE HEART OF THE NORTHERN POWERHOUSE AND IS THE ADMINISTRATIVE CENTRE OF YORKSHIRE



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POPULATION OF  
**842,115**  
BY 2043

OVER **32,000**  
VAT-REGISTERED BUSINESSES

**9** LOCAL  
UNIVERSITIES

**£3.9BN**  
INVESTED IN LARGE SCALE  
DEVELOPMENT PROJECTS

## DEMOGRAPHICS

The estimated population of Leeds in 2021 was 811,953 and it is projected to grow to 842,115 by 2043. It has a young age profile to the population with 67% within the 15 to 64 age group. It also has a high level of 406,700 people who are economically active.

Leeds is home to nine local universities, the highest concentration in Europe.

Leeds is the UK's fastest growing city and is the main driver of a city region with a £64.6 billion economy.

Over 32,000 VAT-registered businesses are based in Leeds and more than 6,000 small and medium-size enterprises.

More than £3.9 billion has been invested in large scale development projects over the last decade and there is a further £7.3 billion worth of development under construction and in the pipeline.

Over the next ten years, the economy is forecast to grow by 21% with financial and business services set to generate over half of GVA growth over that period.

Leeds is circa two-hour travel time from both the Port of Liverpool in the west, and the Port of Hull in the east.

Source: [observatory.leeds.gov.uk](https://observatory.leeds.gov.uk) & [leeds.gov.uk](https://leeds.gov.uk)



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## DEVELOPMENT CONSIDERATIONS

Leeds City Council adopted their Core Strategy (as amended) in September 2019 and their Site Allocations Plan (SAP) was adopted in July 2019. The Property is allocated for Mixed Use development (reference MX2-11), with an indicative site capacity over 5.42 ha (13.39 acres) of 122 residential units and 2.5 ha (6.18 acres) of employment. Reference is also made to the “planned improvement works to the Armley Gyratory” and that “a contribution will also be required to fund the improvement works”.

The land immediately to the west and south is owned by LCC and is also allocated in the SAP for housing (113 residential units over 2.32 ha). The same statement on a requirement for a contribution to the planned works to the Gyratory is also made.

The Property lies within the Inner Area and Affordable Housing Zone 3 where the requirement is 7% affordable housing. It is in CIL Zone 3 where the charge for new residential development is £5 per sq. m.

The Property falls within the area of the West Leeds Gateway Supplemental Planning Document (SPD) 2010 and this sets out the aspirations for the site under WL32.

**“THE CITY COUNCIL  
WILL SUPPORT  
THE REDEVELOPMENT  
OF THE TRAINING  
CENTRE SITE”**

*“WL 32 The City Council will support the redevelopment of the Training Centre site, (Canal Street) and the Gyratory as a gateway development for a mix of uses to include residential and employment which; Promotes the strategic location as a gateway site to the West Leeds area Is of a high quality design which respects the scale of surrounding development Improves links for pedestrians and cyclists between New Wortley and the City Centre by providing accessible, safe and logical routes through the site. Provides high quality useable greenspaces which are designed to integrate new development with existing houses Contributes to the Councils’ aim of improving the existing gyratory system with a more efficient highway layout that also reduces the barriers to pedestrian accessibility between West Leeds and the City Centre.”*

Although now 10 years old this statement captures the issues and aspirations of the site as the Council sees them in terms of spatial development and regeneration. Discussions were held with LCC Assets team and a town planning colleague in 2020 which confirmed the general policy of mixed use and residential (and a view that substantial height was not appropriate for the site) but no further engagement has taken place since.

The Property is identified within Flood Zone 1 (an area with a low probability of flooding).

There are various rights and covenants that relate to the Property, including easements relating to above and below ground service media. Further details on these are set out in the Title Documents and Title Summary Report. Cellnex is also seeking a wayleave for a new cable running through the Property.

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## ENVIRONMENTAL

Factual environmental information relating to the Property is provided in the Land Condition Summary Statement and redacted Environmental Reports.

## LEASES

The property is subject to a lease to Leeds City Council for use as a compound in relation to ongoing works to improve the adjacent highway, with a term expiring on 9 July 2023 and producing an income of £3,000 per calendar month.

## SERVICES

Prospective purchasers should confirm the availability of services for their own proposals via the appropriate statutory body. BNP Paribas Real Estate have not tested any of the service installation and provide no warranties as to their condition.

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Velocity Point  
Leeds, LS12 2EE



## NEARBY DEVELOPMENTS

Planning permissions recently granted for new development in the area surrounding the Property include the following:

- **Former Liberal Club**  
**Canal Street, Armley, Leeds**

Supported living development of 23 apartments (12 x 2 bed, 11 x 1 bed) with ancillary workshop, training room, office and communal facilities, and associated landscaping and access works Ref 20/9/00101/MOD Approved 27 May 2020

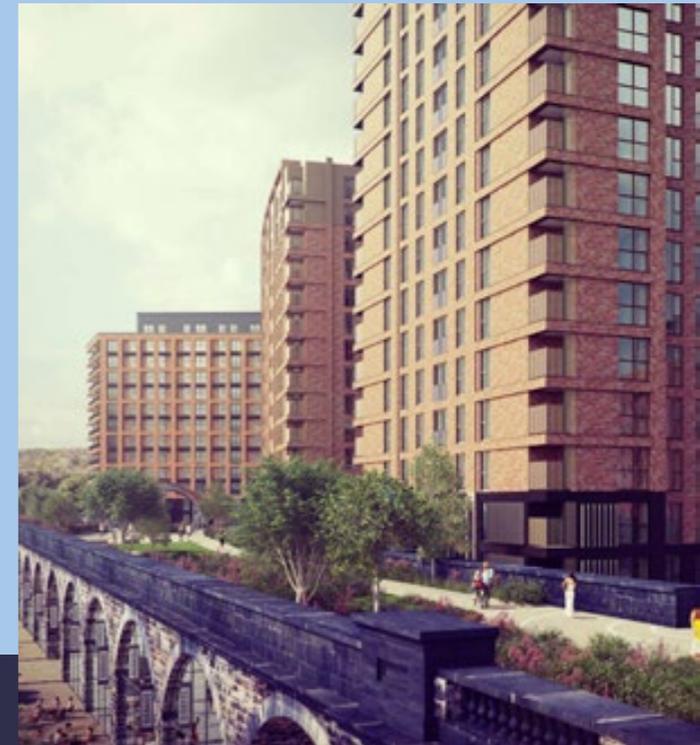
- **Doncaster Monk Bridge**  
**Whitehall Road, Lower Wortley, Leeds, LS12 1BE**

Hybrid planning application comprising full planning permission for the restoration and reuse of Monk Bridge viaduct for A1, A2, A3, A4, A5 and D1 uses (4380 sq m); erection three blocks of 307 apartments (storey heights between 11-13), creation of open space, landscaping and car parking; outline application for two blocks of residential developments - NON MATERIAL AMENDMENT TO 16/07714/FU - See enclosed design doc. Introduction of 6no louvers into block C to provide mech vent to the social hub space. Ref. 21/9/00235/MOD Approved 6 October 2021

- **Velocity Point**  
**Leeds, LS12 2EE**

A new business park set across 13 acres. It has planning permission for 9 logistics and industrial units from 3,500 to 108,500 sq ft. The developers are currently on site and the units will be available in Q3 2023.

[www.velocitypointleeds.co.uk](http://www.velocitypointleeds.co.uk)



Doncaster Monk Bridge  
Whitehall Road, Lower Wortley, Leeds, LS12 1BE

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### CONTACT

For more information, access to the data room or to arrange a viewing, please contact the sole agent:

#### Iain Cairns

T 07881 249 670

E [iain.cairns@realestate.bnpparibas](mailto:iain.cairns@realestate.bnpparibas)

#### Alex Willis

T 07899 060 247

E [alex.willis@realestate.bnpparibas](mailto:alex.willis@realestate.bnpparibas)



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property.

January 2023. RB&Co 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk)



### FURTHER INFORMATION

Further information on the Properties are available in the data room ([www.canalstreet-leeds.co.uk](http://www.canalstreet-leeds.co.uk)), including:

- **Title Documents & Title Summary Report**
- **Topographical Survey**
- **Land Condition Summary Statement and redacted Environmental Reports**
- **Draft Heads of Terms (including non negotiable environmental provisions)**
- **Lease to Leeds City Council**

### VAT

We understand that the Properties are elected for VAT and therefore VAT may be chargeable on the sale.

### METHOD OF SALE

Both unconditional and conditional offers for the freehold interest of the Property with limited title guarantee, are invited by way of informal tender on or before 12 noon on 24 March 2023. However, the seller's preference is for unconditional offers.

Details on the requirements for offers will be released to interested parties prior to the offer deadline. However, all offers should confirm that the seller's non-negotiable environmental provisions are accepted.

### ANTI MONEY LAUNDERING

BNP Paribas Real Estate (BNP PRE) must comply with Anti Money Laundering Regulations. As part of this requirement, BNP PRE must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

### VIEWINGS

Viewings are strictly by appointment only, with specific viewing dates to be announced to interested parties.

Interested parties should note that BNPPRE take no responsibility for any injury or accident at the Properties. Viewers and visitors of the Properties do so at their own risk.