

# FOR SALE FREEHOLD DEVELOPMENT OPPORTUNITY

Potential for development of commercial and residential uses subject to planning

Pottery Fields  
Kidacre Street  
LEEDS  
LS10 1BD

5.9 acres (2.4 hectares)



Boundary lines shown for identification purposes only







## EXECUTIVE SUMMARY

- Freehold development opportunity extending to circa **5.9 acres (2.4 hectares)**
- Potential for development of **commercial and residential uses** subject to planning
- Current passing rent of **£62,500** per annum for leases on part of the site.
- Located off A653, 0.5 miles from J3 of M621 westbound and is 3.5 miles from the M1 (J45).
- 0.9 miles south of Leeds City Centre
- 0.6 miles south of Leeds Train Station and 10.7 miles from Leeds Bradford Airport
- The area outlined blue is available by way of separate negotiation with Northern Gas Networks



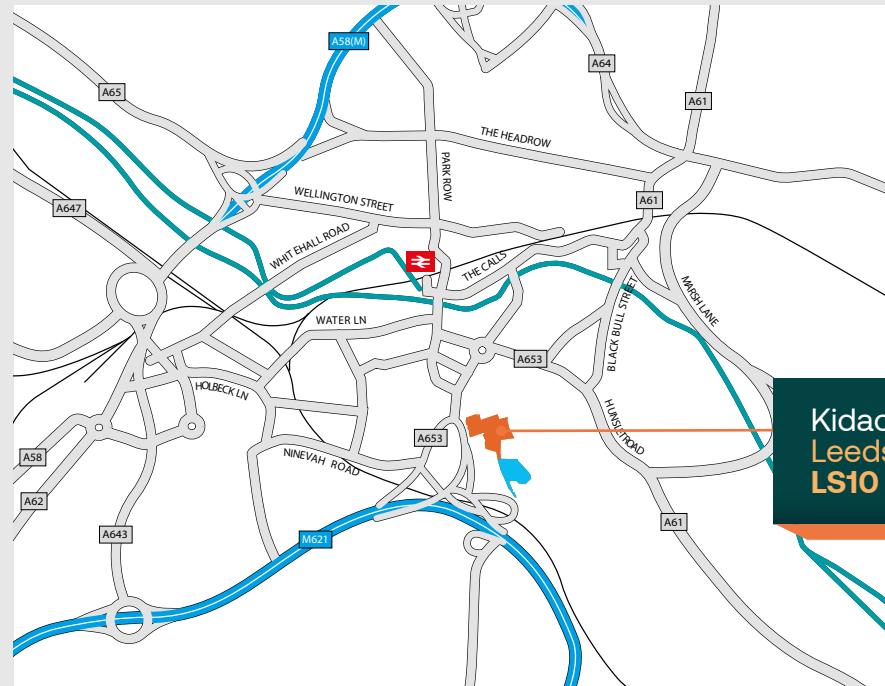
## LOCATION

The site is situated within the South Bank area of Leeds in West Yorkshire. It is circa 0.9 miles south of Leeds City Centre. The site is located off Kidacre Street with access to the A653 and M621.

The surrounding area includes Crown Point Shopping Centre to the east, car dealerships to the west and commercial uses (predominantly office and industrial) to the south and north, including Leeds City Office Park.

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

*Potential for development of commercial and residential uses subject to planning*



Kidacre Street  
Leeds  
LS10 1BD

<b>ROAD</b>	SHEFFIELD 55 MIN	MANCHESTER 1 HR 11 MIN	LONDON 3 HR 55 MIN	EDINBURGH 4 HR 10 MIN
<b>RAIL</b>	SHEFFIELD 41 MIN	MANCHESTER 49 MIN	LONDON 2 HR 13 MIN	EDINBURGH 2 HR 58 MIN
<b>AIR</b>	LONDON 1 HR	BRUSSELS 3 HR 15 MIN	DUBAI 9 HR	NEW YORK 10 HR 10 MIN



## DESCRIPTION

SUMMARY | LOCATION | DESCRIPTION | DEVELOPMENT CONSIDERATIONS | AERIAL (NORTH) | LEEDS | DEMOGRAPHICS | FURTHER INFO

Pottery Fields  
Kidacre Street  
LEEDS  
LS10 1BD

The site extends to 5.9 acres (2.4 hectares) in total as indicatively edged orange on the plan comprising Freehold title WYK696161.

The main access to the site is off Kidacre Street on the eastern perimeter.

The site is mostly hardstanding with an existing brick built building (Pottery Fields House) and other associated smaller buildings and car park. Pottery Fields House was formerly used as a depot with offices and workshops. The remainder of the site consists of a mostly wooded area with foliage. The site is generally flat in terms of topography.

The extent of the site shown outlined in red on the plan is currently subject a lease to Goodman Retail Ltd. and generates £50,000 pa, with further details available in the data room.

In addition, JC Decaux pay an annual rent of £12,500 pa for 4 advertising boards on the perimeter of the site and there is a lease to Arqiva relating to the telecommunications mast on the land roughly edged green on the plan, as well as Wayleave agreement in favour of City Fibre (further details available in the data room).

The land to the south of the site (edged blue on the plan) comprises of two former gas holders which are now void and are potentially available by way of separate negotiation with Owen Holder (details below) on behalf of Northern Gas Networks.

For the NGN land – Parties should contact

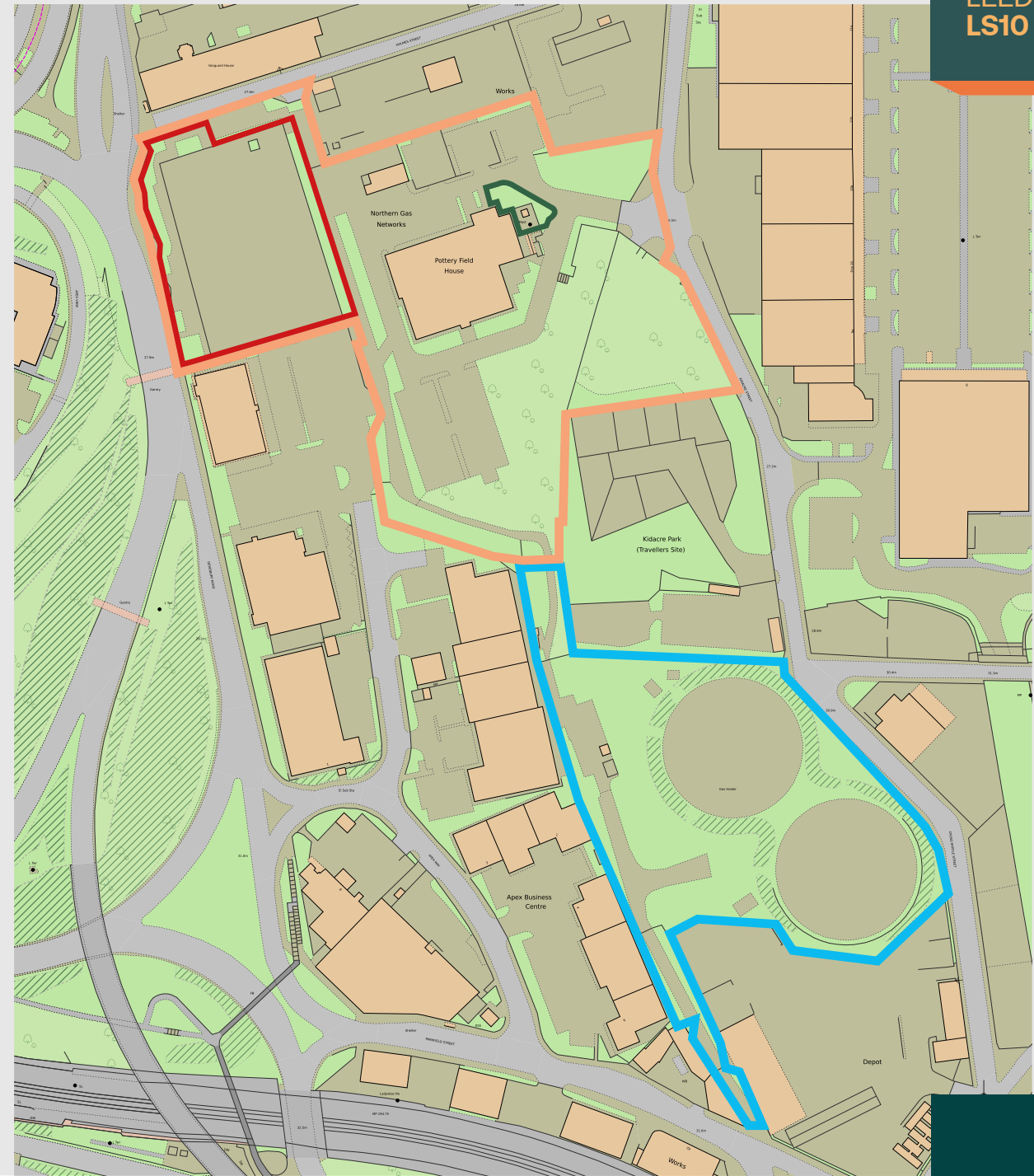
**Owen Holder Holder & Co**

**T 07917 052309**

**E [owen@holderandco.com](mailto:owen@holderandco.com)**



Boundary lines shown for identification purposes only





## DEVELOPMENT CONSIDERATIONS

The site is shown within the Leeds City Centre Boundary identified on the Leeds Local Plan Policies Map under Policy CC2 of the Leeds Unitary Development Plan but is not allocated for a particular use.

The site is situated within a safeguarded area (surface) of High Speed Rail 2 (HS2) as part of Phase 2b: West Midlands to Leeds. The government canceled the proposed Eastern leg of the HS2 high-speed rail line to Leeds in 2021 but plans and further information can be obtained from the HS2 website.

The majority of the site falls within Flood Zone 1 with part of the eastern boundary falling within Flood Zone 2.

Interested parties are advised to review the Title Summary Report available on the data room, as well as to make enquiries with utilities providers for up to date information and with Leeds City Council regarding planning.

## OTHER DEVELOPMENTS

Recent planning applications in the area include:

### City One, Leeds

Outline Planning Application for the demolition of the existing substation, creation of a mixed-use multi-level development comprising residential (BtR), commercial (offices and leisure), hotel and a travel hub. Ref: 22/04827/OT, decision currently pending. Historic applications on the site for mixed-use developments were approved Ref: 10/00923/OT and 20/476/02/OT.

### Sweet Street, Leeds

Hybrid planning application for full planning permission for construction of a mixed use scheme including: 15 storey residential building providing 451 dwellings, commercial space, 8 storey office building and pavilion building. Outline application for mixed-use development comprising a maximum of 900 dwellings, a maximum of 7,000 sqm of office space, a maximum of 200 sqm of commercial floorspace and drinking establishment. Ref: 22/04400/FU. Decision currently pending.



Sweet Street, Leeds



# NORTH AERIAL VIEW

Leeds City Centred ▲

SUMMARY | LOCATION | DESCRIPTION | DEVELOPMENT CONSIDERATIONS | AERIAL (NORTH) | LEEDS | DEMOGRAPHICS | FURTHER INFO

Pottery Fields  
Kidacre Street  
LEEDS  
LS10 1BD



**POSITIONED TO  
THE SOUTH OF  
LEEDS CITY CENTRE,  
LOCATED OFF  
KIDACRE STREET  
WITH ACCESS TO  
THE A653 AND M621.**



## LOCATION

# LEEDS A VIBRANT CITY WITH THRIVING BUSINESS, CULTURAL & RETAIL SECTORS.

SUMMARY | LOCATION | DESCRIPTION | DEVELOPMENT CONSIDERATIONS | AERIAL (NORTH) | LEEDS | DEMOGRAPHICS | FURTHER INFO

Pottery Fields  
Kidacre Street  
LEEDS  
LS10 1BD





## DEMOGRAPHICS

POPULATION OF  
**842,115**  
BY 2043

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

**9** LOCAL  
UNIVERSITIES

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

SUMMARY | LOCATION | DESCRIPTION | DEVELOPMENT CONSIDERATIONS | AERIAL (NORTH) | LEEDS | DEMOGRAPHICS | FURTHER INFO

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)

Pottery Fields  
Kidacre Street  
LEEDS  
LS10 1BD







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. February 2024. RB&Co 0161 833 0555. www.richardbarber.co.uk

## ENVIRONMENTAL

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

## DATA ROOM

Further information on the site is available in the data room <http://kidacrestreet-leeds.co.uk>

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

## VAT

We understand that the site is 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 National Grid land with limited title guarantee, are invited by way of informal tender on or before **Noon April 19th 2024**. However, the seller's strong 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.

Please note that offers subject to the acquisition of the Northern Gas Network land (edged blue on the aerial) will not be considered.

## 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 site. Viewers and visitors of the Properties do so at their own risk.

## 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)



**BNP PARIBAS**  
**REAL ESTATE**