



**CITU**

# Climate Innovation District

South Bank, Leeds



# The Climate Innovation District

We have a clear vision of the sort of place we wish to create. A place where people take precedence over cars and where community is at the forefront, within an easy walk of Leeds city centre.

Whilst our work at The Climate Innovation District is still underway, our first phase of homes is now fully occupied by around 120 people. When fully complete, 'CID' will consist of 955 houses and apartments, workplaces, leisure, retail, and a net-zero multigenerational building which will incorporate a primary school, a care home and apartments in one building.

We love the district so much, we've chosen it to be the location for our head office, 'The Place' which is Leeds' first zero-carbon office building, and our Citu Manufacturing facility where we make our timber-framed houses.

## Location Key

Multi-Generational — The School/Carehome	1	Landing Place	5
The Townhouses	2	Secret Garden	6
The Place	3	Solar Avenue	7
Citu Manufacturing	4	Aire Lofts	8
		Wild Garden	9



# Amenity

This is city centre living, but not as you know it. The Climate Innovation District's location puts it in a league of its own. With the riverside on your doorstep, it's easy to forget you're in the middle of the metropolis, but you'll always be in close proximity to all that Leeds has to offer.

We're pleased to work alongside independent brewery Pig Love Brewing to create a riverside bar and food venue for residents to get together and enjoy the warmer months of the year along the bank of the river.

We recently installed a basketball court which is as much an art installation as it is a chance to shoot a few hoops and have some fun.

Just around the corner from CID is Leeds Dock where you'll find an award-winning bakery, brand new co-working space and bar, as well as outdoor swimming and paddle boarding all year round.

## Food and drink

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Piglove By The River – Just on the doorstep

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Department – 4 minutes

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North Star Coffee – 6 minutes

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Nova Bakehouse – 6 minutes

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Canary Bar – 7 minutes

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Home Restaurant – 12 minutes

## Points of interest

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Sunken Studio – 14 minutes

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The Corn Exchange – 15 minutes

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Leeds Playhouse – 19 minutes

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Leeds Train station – 22 minutes

## Shopping

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Tesco Express – 3 minutes

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Marks and Spencer – 14 minutes

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Leeds Kirkgate Market – 17 minutes

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Victoria Gate – 19 minutes

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Trinity Leeds – 20 minutes



## Our future plans include

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Bikes

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Hard-standing football pitch

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Additional landscaped green space and pocket parks

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School and Care Home





# Sustainability

**Bold & innovative, we don't just talk about being sustainable – we live and breathe it**

On average, buyers of new homes save over £2,000 on household bills per property each year\*. Our new build Citu homes are designed with beauty in mind and are built to tackle the biggest challenge of our generation - climate change. Whilst we consider carbon emissions during each step of the journey, the efficiencies in design and materials have a huge impact on the energy required to run your home.

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Designed using passive house principles and use Mechanical Heat Recovery Ventilation (MVHR) units to regulate the internal airflow and temperature.

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High levels of insulation, resulting in the energy required for heating is around 5 times lower than the average UK house.

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Off-site renewable electricity as opposed to gas to significantly reduce carbon footprint.

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CID houses a solar array which will be co-owned by all residents, to provide a source of clean, renewable energy.

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Air source heat pumps which use renewable energy to heat the homes.

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Built in our state of the art, on-site manufacturing facility.

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All timber used is from FSC certified forests which are sustainably managed so as many or more trees planted than are cut down.

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EPC rating B.

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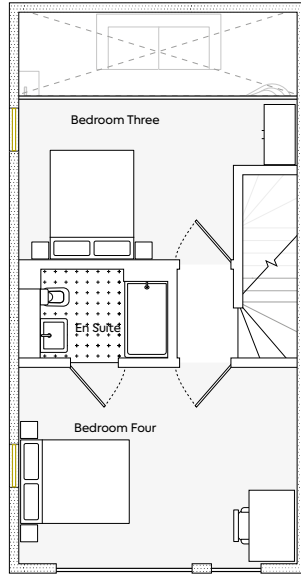
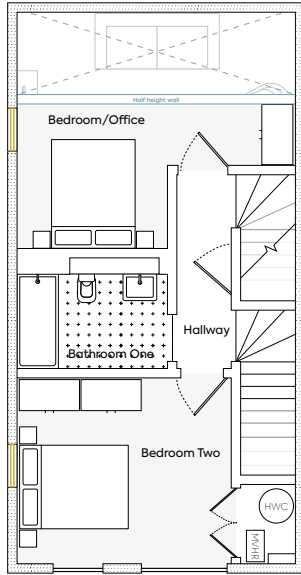
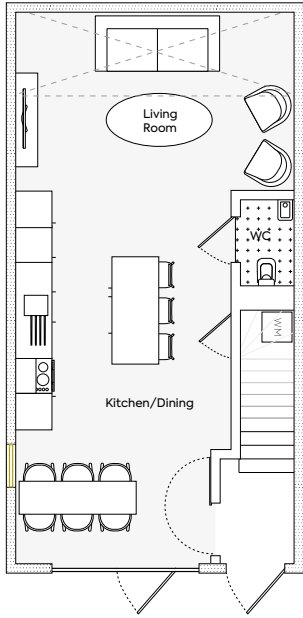
\*Homes Builders Federation Report February 2023.





# River View House

Wild Garden — Climate Innovation District, Leeds



**GROUND FLOOR**

Living Room	4725 x 4320 mm
Kitchen/Dining	3700 x 6530 mm
WC	930 x 1590 mm

**FIRST FLOOR**

Bedroom/Office	4725 x 2570 mm
Bathroom One	2600 x 1750 mm
Hallway	1040 x 3440 mm
Bedroom Two	3700 x 3250 mm
Store	950 x 1380 mm

**SECOND FLOOR**

Bedroom Three	4725 x 2800 mm
En Suite	2250 x 1610 mm
Landing	1010 x 1600 mm
Bedroom Four	4725 x 3440 mm

**GROUND FLOOR**

Living Room	15.50 x 10.37 ft
Kitchen/Dining	12.27 x 21.42 ft
WC	3.11 x 5.31 ft

**FIRST FLOOR**

Bedroom/Office	15.50 x 8.43 ft
Bathroom One	8.53 x 5.74 ft
Hallway	3.41 x 11.29 ft
Bedroom Two	12.30 x 10.66 ft
Store	3.12 x 4.53 ft

**SECOND FLOOR**

Bedroom Three	15.50 x 9.09 ft
En Suite	7.38 x 5.28 ft
Landing	3.31 x 5.28 ft
Bedroom Four	15.50 x 11.19 ft



# River View Houses

## Specifications

		Included	Optional Extra			Included	Optional Extra
Home	Painted white throughout	•		Kitchen	Corian worktops white	•	
	Smart technology installed	•			Unit doors <small>matte finish white</small>	•	
	Air source heat pump	•			Mixer tap	•	
	Mechanical ventilation heat recovery unit	•			Stainless steel sink	•	
Bathrooms	Porcelain tiles <small>white</small>	•		Appliances	Induction hob	•	
	Fitted mirrors with plywood reveal	•			Fan assisted oven	•	
	Ceramic basin <small>white</small>	•			Kitchen island	•	
	Wall-mounted ceramic WC	•			Dishwasher	•	
	Bath <small>white</small>	•			Fridge freezer	•	
	Contemporary shower controls	•		Flooring	50/50 diamond bay wool blend <small>textured carpet, in bedroom and stairs</small>	•	
	Bath screen with easy clean coating	•			Multi-ply oak flooring in living room and entrance	•	
Toughened glass shower screen with easy clean coating	•						
Electrical	Contemporary mixer tap	•					
	Heated towel rail	•					
	White electrical sockets <small>plastic</small>	•					
	White wall lights	•					

Specifications and option choices are dependant on the time between reservation and completion. Where a reservation is made close to completion of a plot then it is not possible to make specification and option choices.

Any specification and option choices that are made need to be guaranteed with an exchange of contracts or a non-refundable deposit. Please speak to your sales specialist for more information.



# Get in touch

For more information or to book a viewing please get in touch with the Citu Sales Team:

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As seen in:

