

An architectural rendering of a modern residential development. The scene features a row of multi-story apartment buildings with a mix of dark grey, light grey, and beige facades. The buildings have large windows and balconies. In the foreground, there is a canal with water reflecting the sky and buildings. A gravel path runs along the canal, where two people are walking. The sky is blue with scattered white clouds. The overall atmosphere is bright and modern.

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

Piglove By The River – Just on the doorstep

Department – 4 minutes

North Star Coffee – 6 minutes

Nova Bakehouse – 6 minutes

Canary Bar – 7 minutes

Home Restaurant – 12 minutes

Points of interest

Sunken Studio – 14 minutes

The Corn Exchange – 15 minutes

Leeds Playhouse – 19 minutes

Leeds Train station – 22 minutes

Shopping

Tesco Express – 3 minutes

Marks and Spencer – 14 minutes

Leeds Kirkgate Market – 17 minutes

Victoria Gate – 19 minutes

Trinity Leeds – 20 minutes



Our future plans include

Bikes

Hard-standing football pitch

Additional landscaped green space and pocket parks

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.

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

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

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

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

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

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

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

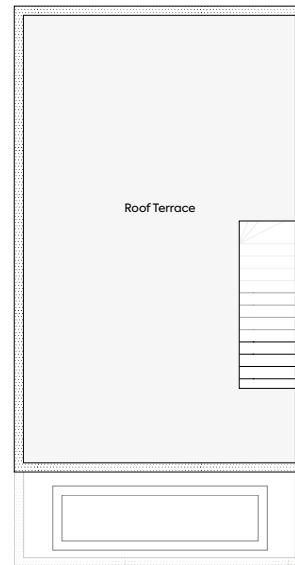
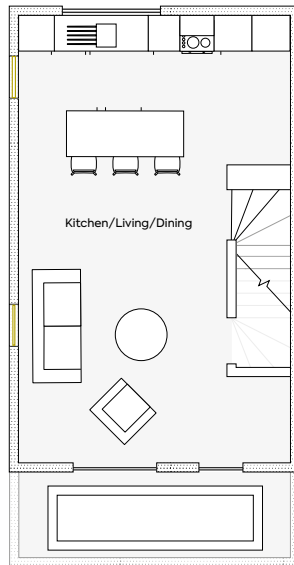
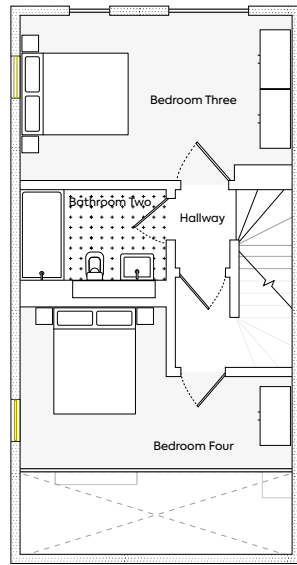
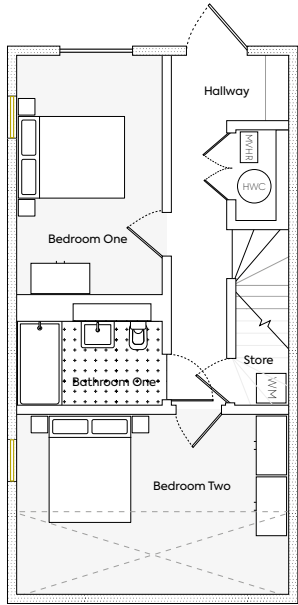
EPC rating B.

*Homes Builders Federation Report February 2023.



Roof Top Garden House

Solar Avenue — Climate Innovation District, Leeds



GROUND FLOOR

Bedroom One	2590 × 4320 mm
Hallway	2120 × 6340 mm
Store	690 × 1680 mm
Bathroom One	2590 × 1600 mm
Bathroom Two	4725 × 1900 mm

FIRST FLOOR

Bedroom Three	4725 × 3000 mm
Bathroom Two	2590 × 1700 mm
Hallway	1080 × 3240 mm
Bedroom Four	4725 × 2870 mm

SECOND FLOOR

Kitchen/Living/Dining	4725 × 7830 mm
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Roof Terrace

Roof Terrace	4725 × 7700 mm
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GROUND FLOOR

Bedroom One	8.50 × 14.10 ft
Hallway	6.96 × 20.80ft
Store	2.32 × 5.57 ft
Bathroom One	8.50 × 5.30 ft
Bathroom Two	15.50 × 10.53 Ft

FIRST FLOOR

Bedroom Three	15.80 × 9.84 ft
Bathroom Two	8.50 × 5.58 ft
Hallway	3.54 × 10.62 ft
Bedroom Four	15.50 × 9.40 ft

SECOND FLOOR

Kitchen/Living/Dining	15.50 × 25.69 ft
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Roof Terrace

Roof Terrace	15.50 × 25.26 ft
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Roof Top Garden House

Specifications

		Included	Optional Extra			Included	Optional Extra
Home	Painted white throughout	•		Kitchen	Corian worktops white	•	
	Smart technology installed	•			Unit doors <i>matte finish white</i>	•	
	Air source heat pump	•			Mixer tap	•	
	Mechanical ventilation heat recovery unit	•			Stainless steel sink	•	
Bathrooms	Porcelain tiles <i>white</i>	•		Appliances	Induction hob	•	
	Fitted mirrors with plywood reveal	•			Fan assisted oven	•	
	Ceramic basin <i>white</i>	•			Kitchen island	•	
	Wall-mounted ceramic WC	•			Dishwasher	•	
	Bath <i>white</i>	•		Fridge freezer	•		
	Contemporary shower controls	•		Flooring	50/50 diamond bay wool blend <i>textured carpet, in bedroom and stairs</i>	•	
	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 <i>plastic</i>	•					
	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:

