



Red shading shows indicative boundary only.

## For Sale - Land at St Cecilia Street, Leeds, LS2 7PA

- Excellent mixed-use development opportunity (STPP) within Leeds city centre
- Extant planning permission for 78 residential units
- Brownfield site extending to approximately 0.16 acres (0.07 ha)
- Approximately 0.5 miles east of Leeds Train Station
- Location benefits from significant regeneration over recent years



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# Highlights

- Freehold for sale by informal tender - offers invited
- Unconditional offers sought only
- Excellent mixed-use development opportunity (STPP)
- Extant planning permission for 78 residential units
- Approximately 0.16 acres (0.07 ha)
- Located approximately half a mile east of Leeds Train Station
- Supporting technical, planning and legal information available upon request.
- **Deadline for offers: 12 noon on 17th July 2025.**





## Opportunity

The disposal of the land at St Cecilia Street provides an excellent opportunity to acquire a well connected and accessible brownfield site with significant development potential in the centre of Leeds (subject to the necessary consents).

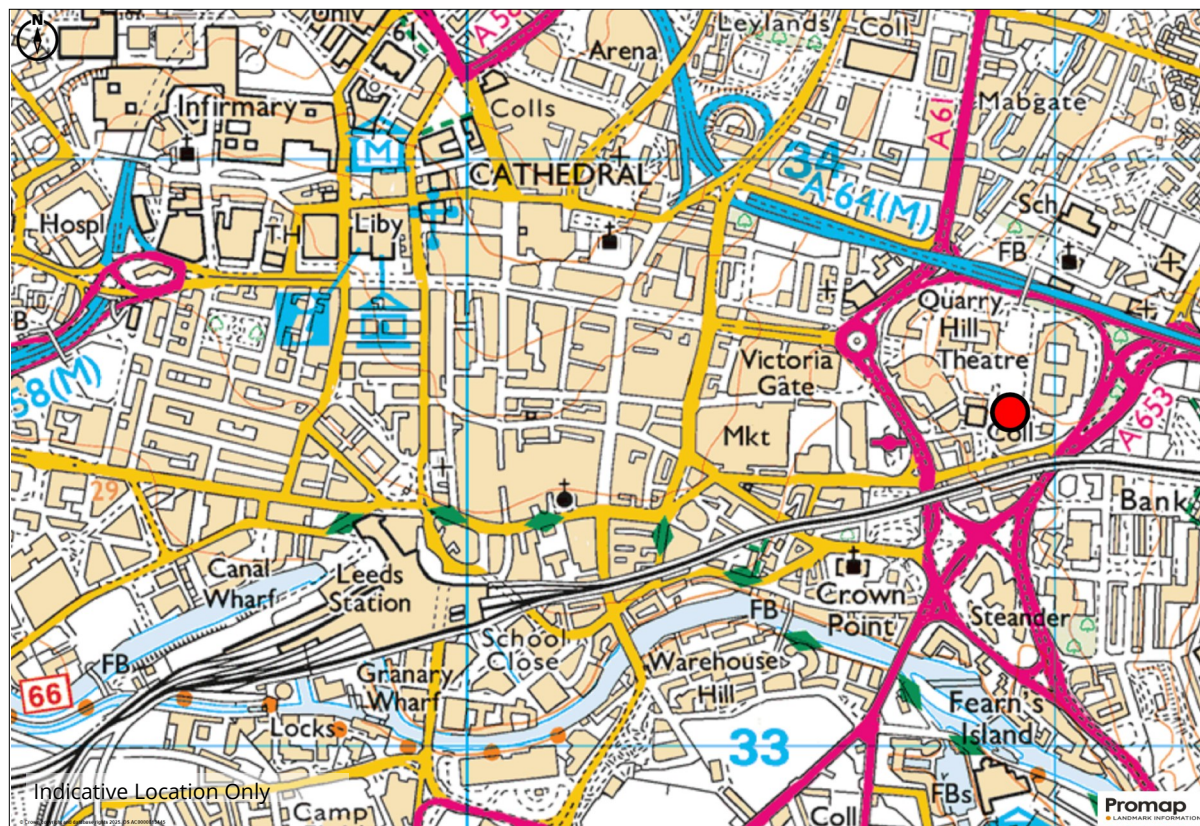
## Location

The site sits within the heart of Quarry Hill within Leeds City centre's cultural quarter. The Leeds Inner Ring Road is located to the north and east of Quarry Hill with the East Coast Mainline situated to the south.

The Quarry Hill area has benefitted from substantial development and regeneration over recent years and is now home to Northern Ballet, Leeds Conservatoire, BBC and Leeds Playhouse.

The site is located to the east of St Cecilia Street, to the north of Northern Ballet, south of Caddick's SOYO development and to the west of Quarry House which houses various government departments.

The site benefits from excellent connections with Leeds Train Station located approximately half a mile to the west and Leeds Bus Station less than 0.1 mile. The M621 is located approximately 1 mile south of the property and Junction 45 of the M1 is approximately 2.5 miles to the south east.



## Description

The site measures approximately 0.16 acres (0.07 ha) comprising of predominantly flat, hardstanding land and has most recently been used as a compound for a neighbouring developer via a short term licence.

The site is accessed from St Cecilia Street via York Street to the south. There are a number of recent high rise Build to Rent and open market for sale apartment schemes within close proximity to the property, highlighting the location as a particularly attractive place to live and work.







Indicative Red Line Boundary

## Planning

The site is identified within the Leeds Site Allocations Plan (ref—MX2-23) which identifies the site and wider Quarry Hill area as suitable for a mix of uses including residential and offices, with further town centre uses being acceptable subject to policy requirements.

The site benefits from extant planning permission for an 11-storey affordable housing development consisting of 78 affordable apartments with associated cycle, bin and concierge space (ref: 22/06503/FUL).

Further information can be found on the Council's planning portal which can be accessed [here](#).

## Method of Sale

The freehold of the site is being sold on an informal tender basis.

## Basis of Offers

Unconditional offers are sought only.

Offers should be submitted using the bid proforma available in the dataroom and include a description of the proposal for the site.

A bidder guidance document, also available in the data room, provides further instructions on the basis of offers to be submitted and the information to be provided.

**Offers are to be submitted by 12 noon on 17th July 2025.**

The vendor is under no obligation and reserves the right not to accept the highest or any offer received.

**Subject to Contract.**



## Supporting Information

A link to a secure dataroom is available below.

This will provide a pack containing information including:

- **Bidder Guidance Note and Proforma**
- **Site Location Plan**
- **Draft Contract and CPSE Replies**
- **Title Information**
- **Services Information**
- **Topographical Survey**
- **Site Appraisal**
- **Phase 1 Desk Study & Geoenvironmental Appraisal**

This information can be accessed and downloaded from the dataroom by clicking [here](#).

Please be advised that plans, drawings and other information on the data site may be protected by copyright, patent and warranty laws.

## Tenure

Freehold with vacant possession upon completion.

## VAT

Please note that part of the site is opted for tax. Further details regarding this are included within the dataroom.

## Fees

The purchaser will contribute to the Council's costs based on 4% of the gross sum offered in addition to the purchase price.



**If you would like to know  
more please get in touch.**

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- 3) Satisfactory proof of the source of funds for the buyers / funders / lessee.
- 4) Two forms of identification.

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