

71 - 75 MABGATE | LS9 7DR

MAB GATE YARD

LEEDS

OUTSTANDING
CITY CENTRE
DEVELOPMENT
OPPORTUNITY
WITH RESIDENTIAL
CONSENT

EXECUTIVE SUMMARY

EXCELLENT OPPORTUNITY TO ACQUIRE A CLEARED DEVELOPMENT SITE WITH RESIDENTIAL CONSENT. LOCATED IN A THRIVING HUB FOR CREATIVE ARTS AND EDUCATION WITHIN LEEDS, A CITY WITH STRONG DEMOGRAPHIC AND ECONOMIC FUNDAMENTALS FOR RESIDENTIAL INVESTMENT.



1.53-acre cleared development site



Located in the vibrant Mabgate neighbourhood, a hub for education and creative arts



Huge investment coming into the immediate area through the Leeds City College campus



Excellent location 10 minutes' walk from Victoria Shopping Centre and John Lewis



PLANNING CONSENT IN PLACE FOR A RESIDENTIAL SCHEME OF 302 UNITS WITH GROUND FLOOR COMMERCIAL SPACE



LEEDS

LEEDS IS A VIBRANT AND DYNAMIC CITY CENTRE WITH A THRIVING AND DIVERSE CULTURAL OFFERING UNDERGOING A PERIOD OF RAPID AND SUSTAINED REGENERATION

1.4M

WORKFORCE

30%

ECONOMIC GROWTH IN LAST DECADE

352,000

PEOPLE IN PROFESSIONAL SERVICES

MAJOR EMPLOYERS IN LEEDS INCLUDE:



first direct

sky BET



ASDA

£65BN

GVA (2ND LARGEST GDP CONTRIBUTOR OUTSIDE OF LONDON)

FORECAST TO SEE ANNUAL GVA GROWTH OF

1.7%

(2025-2028), OUTPACING BOTH THE UK (1.6%) AND REGIONAL (1.5%) AVERAGES

CITY ACCOUNTS FOR OVER

40%

OF WEST YORKSHIRE'S ECONOMY



HOME TO OVER

3,000

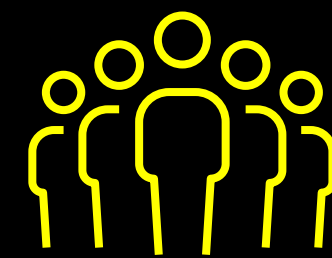
DIGITAL AND DATA COMPANIES WITH THE CITY'S TECH SECTOR GROWING 125% FASTER THAN THE UK AVERAGE

6



FURTHER EDUCATION INSTITUTIONS WITH OVER 70,000 STUDENTS COMBINED

39%



GRADUATE RETENTION RATE

22%



MEDIAN INCOME OF CITY CENTRE RESIDENTS 22% ABOVE REGIONAL AVERAGE



LEEDS RESIDENTIAL MARKET



THE RESIDENTIAL MARKET IN LEEDS HAS WITNESSED CONSIDERABLE GROWTH IN RECENT YEARS BUILDING ON THE STRONG ECONOMIC AND DEMOGRAPHIC FUNDAMENTALS OF THE CITY CENTRE;



C 11,500
BTR Units (Operational
& Pipeline)



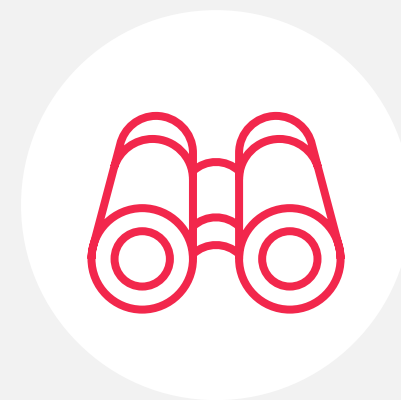
C 57% of city
centre residents
in rental sector



18.2% rental
growth forecast
2026-30



Average rents of new
build apartments up
30% over 5 yrs



Forecast sales
price growth
22.2% 2026-30



Supply constraints
support continued rental
and sales growth over
coming years



Projected population
growth of 15% by 2030,
creating sustained
housing demand



Young professional
tenant base with
average age of 29 in city
centre driving rental
demand

LEEDS GENERAL INFIRMARY

LEEDS DENTAL INSTITUTE

LEEDS BECKETT UNIVERSITY

UNITE STUDENTS

UNIVERSITY OF LEEDS CAMPUS

MILLENIUM SQUARE

WELLINGTON PLACE

FIRST DIRECT ARENA

PREMIER INN

LOVELL PARK

THE A64

MAB GATE YARD

LOCATION



THE MABGATE NEIGHBOURHOOD IS POSITIONED TOWARDS THE NORTH-EAST OF LEEDS CITY CENTRE WITH A REPUTATION FOR CREATIVE ARTS.

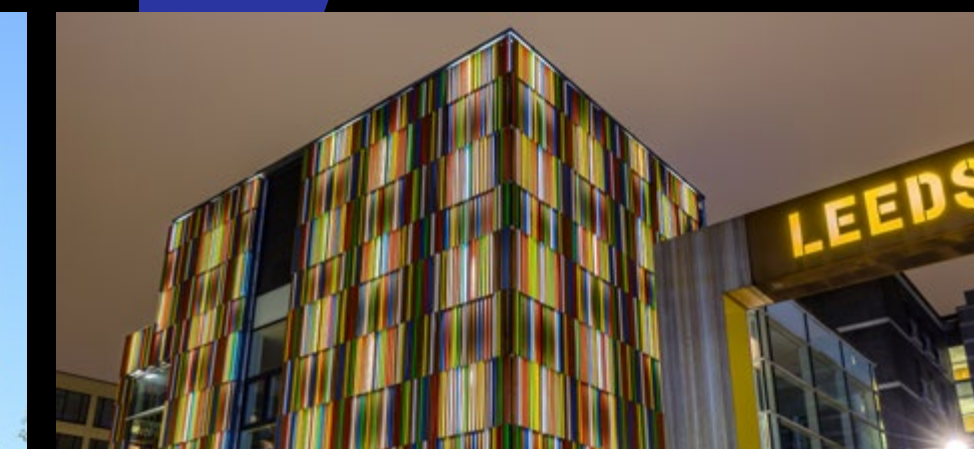
The area is brimming with artist studios, for example East Street Arts and Arts Hostel, a unique short stay accommodation with interiors designed by local artists.

Hope Foundry, which neighbours the site and is run by MAP Charity, also provides workspaces for small independents and startups, from screen printers to audio mastering engineers. The first and second floors underwent a £1.4m refurbishment a few years ago assisted by grants from Leeds City Council.

As well as being known for creativity, Mabgate is a burgeoning education hub. Leeds City College have a strong and growing presence. Across the street from the site is the new University Centre building, opened late 2025, offering a wide range of degrees from Graphic Design to PGCE Teacher Training. This is also the home of Blank Gallery which holds regular exhibitions.

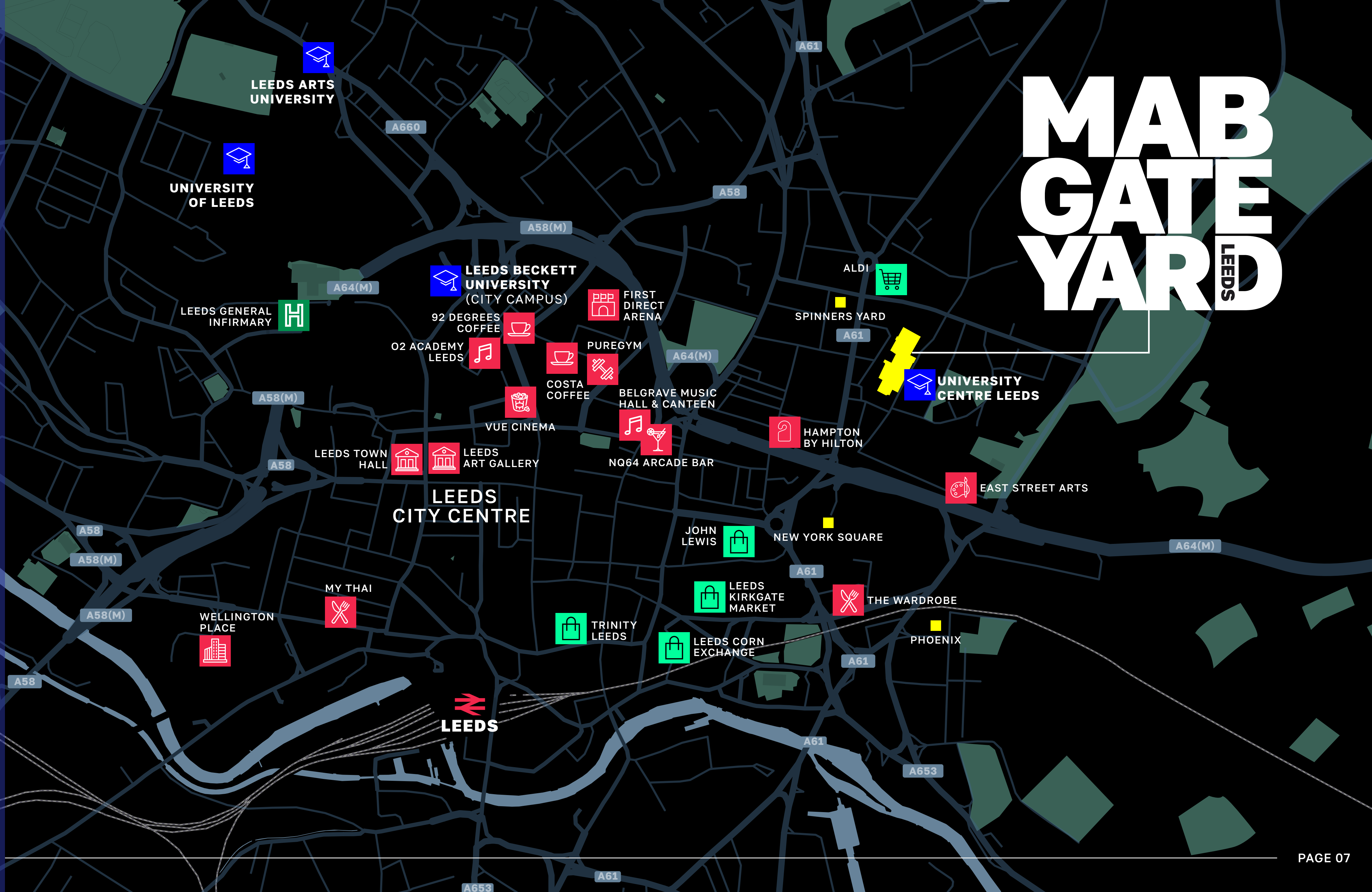
Adjacent to this a brand-new home for the college's Enfield Centre, catering to adult further education / employer led development courses is under construction.

Mabgate is an area of focus for Leeds City Council as displayed by their direct investment into the area. Their priorities for the area are to see improved transport and movement connectivity to and through Mabgate, development of new homes and investment in existing infrastructure such as the new Leeds City College campus.



LOCATION MAP

MAB GATE YARD LEEDS

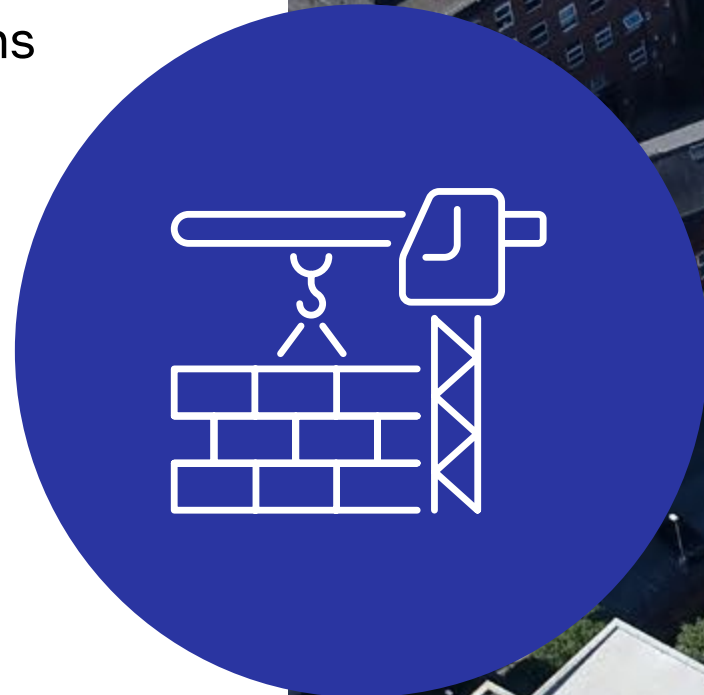


THE SITE

THE 1.53-ACRE SITE IS LOCATED ON THE WESTERN SIDE OF MABGATE.

The site previously comprised of a large arched warehouse and a double gabled warehouse to the north, separated by a small courtyard. The buildings have recently been demolished.

The site sits within the Mabgate Conservation Area and adjoins the Grade II listed Hope Foundry. To the other side of the site fronting onto Mabgate is the Mertensia House apartment building converted from a former Victorian Warehouse.



APPROVED SCHEME



In October 2023 consent was granted for a hybrid planning application (Planning Ref: 22/03514/FU) comprising full consent for demolition of the buildings and associated external works to ensure the adjoining Grade II listed Hope Foundry is made good following demolition. Outline consent was granted at this time for the construction of residential buildings, with ground floor commercial space, providing up to 310 new homes.

In October 2024 permission was granted for a reserved matters planning application (Planning Ref: 24/02803/RM) as follows:

Reserved matters approval in relation to appearance, landscaping, layout, scale and access pursuant to planning permission 22/03514/FU for the construction of three buildings comprising apartments and ancillary space, commercial units and landscaping.

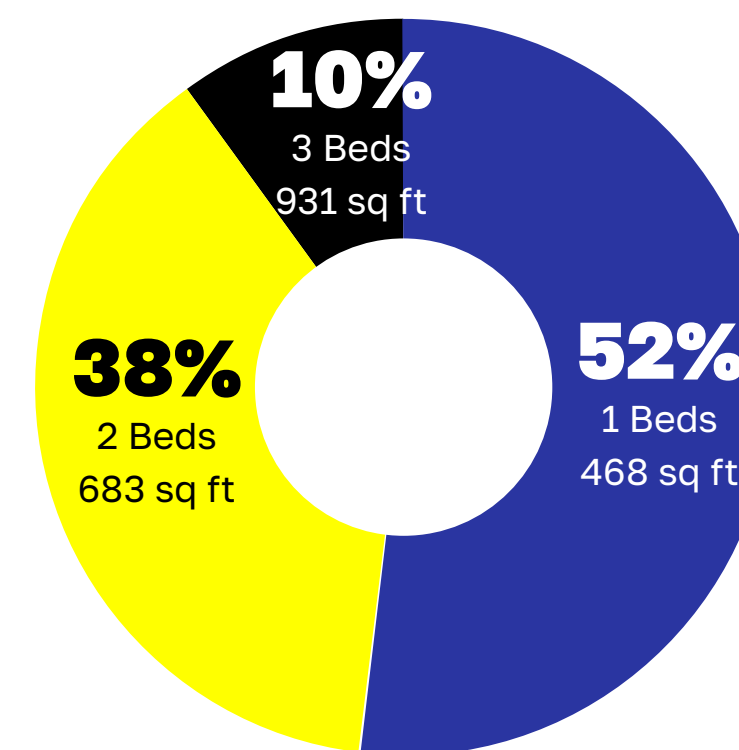
Further details are available via the Leeds City Council planning portal. Interested parties are encouraged to make their own investigations regarding the planning status.

The consented scheme has been designed over three blocks with a range of external amenity spaces including a garden, courtyard and roof terrace, with some apartments benefitting from private balconies, as well as flexible ground floor amenity space. There are also 18 car parking spaces designated for residents.

Breakdown of the proposed accommodation is as follows:

Building	Storeys	Homes
A	7	77
B	8	82
C	9	143
Total		302

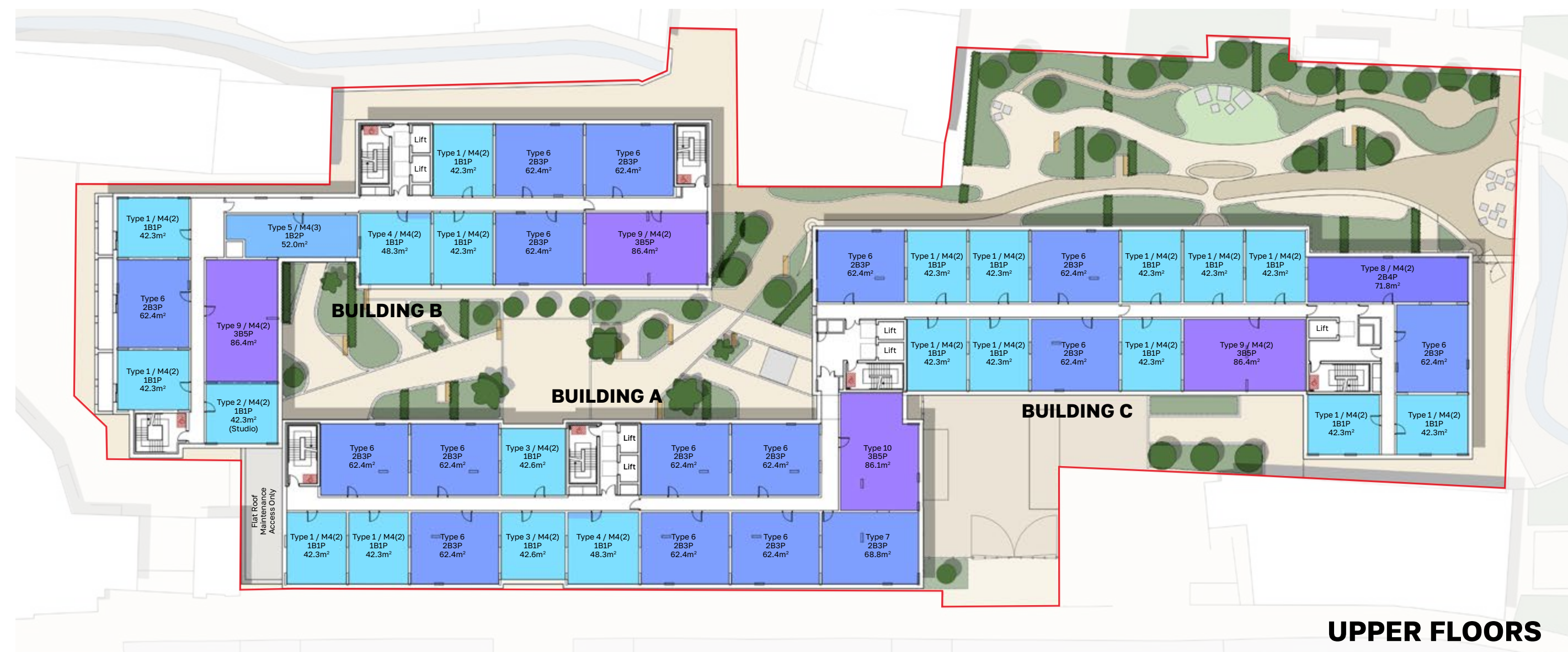
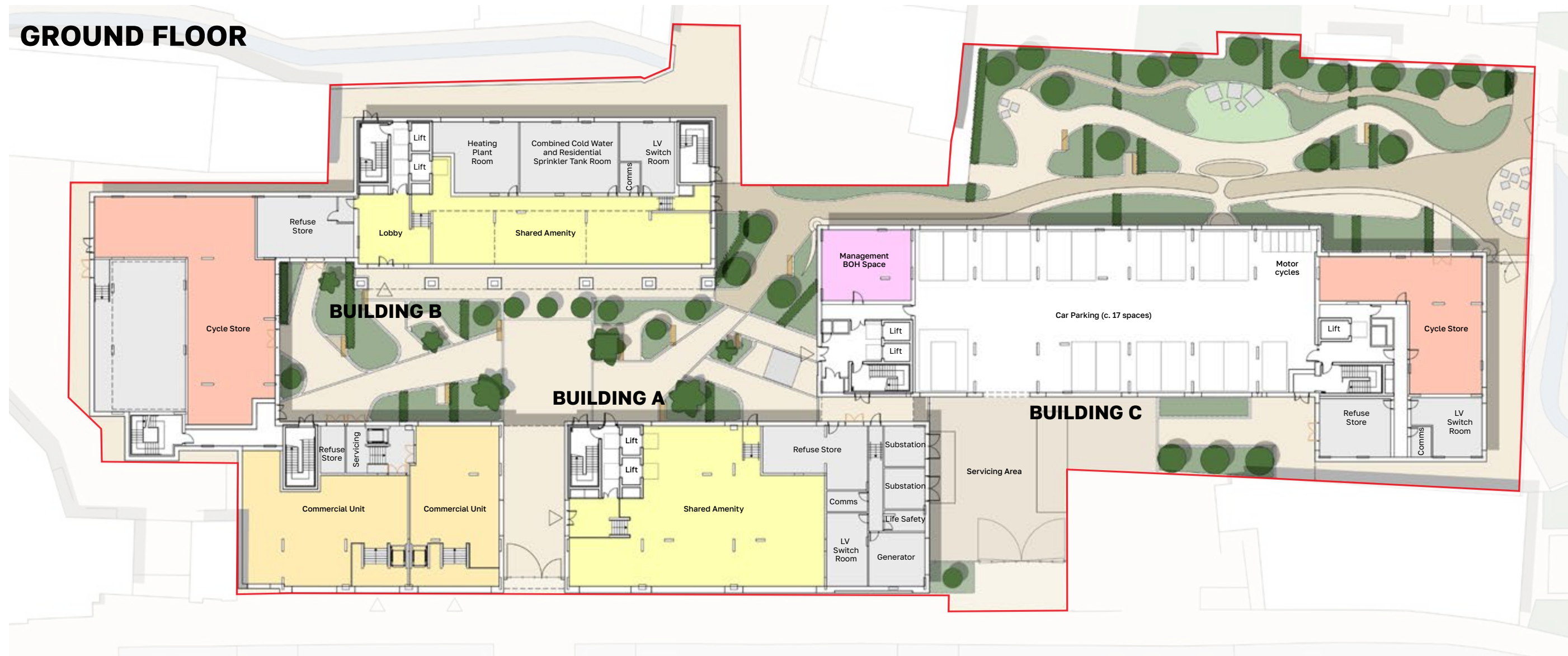
UNIT MIX & AVERAGE SIZES



There is ground floor commercial space proposed totalling 3,370 sq ft fronting onto Mabgate which benefits from good levels of activity particularly given its proximity to the Leeds City College campus.



BLOCK PLANS



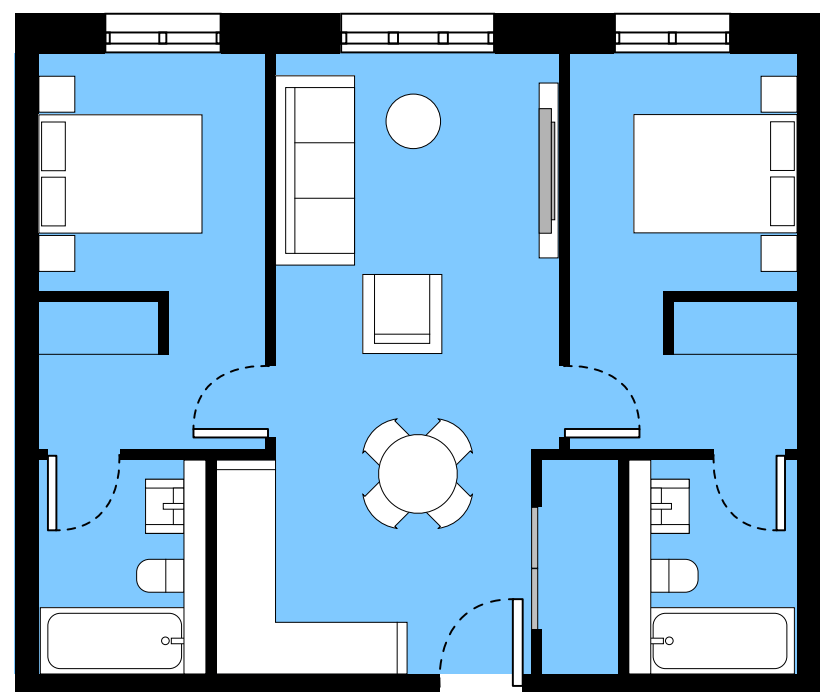
FLOOR PLANS

INDICATIVE APARTMENT LAYOUTS

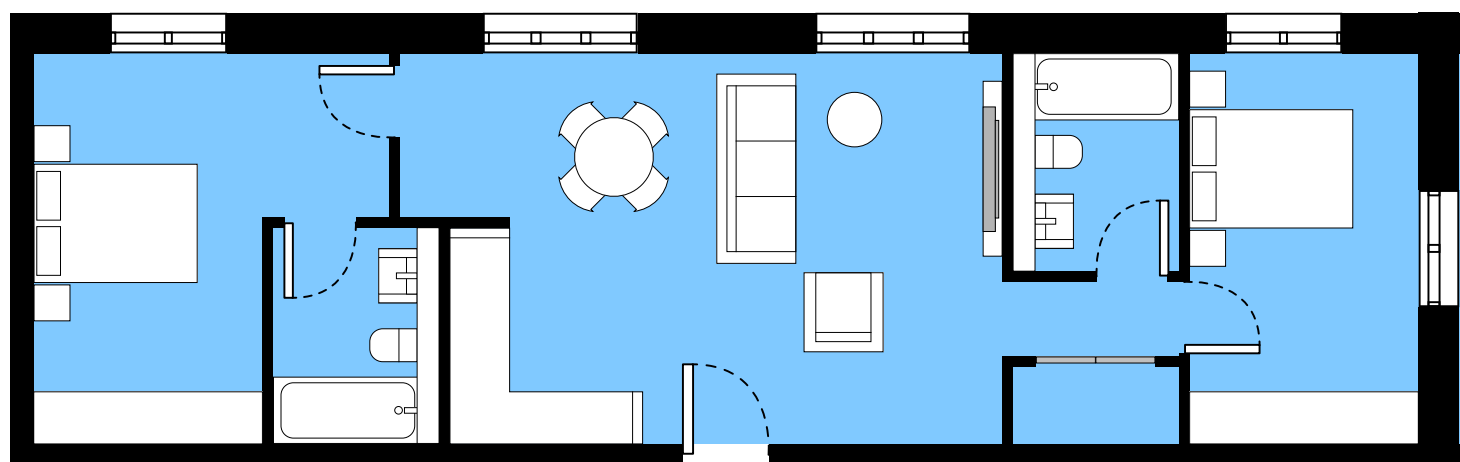


1 Bed 1 Person apartment

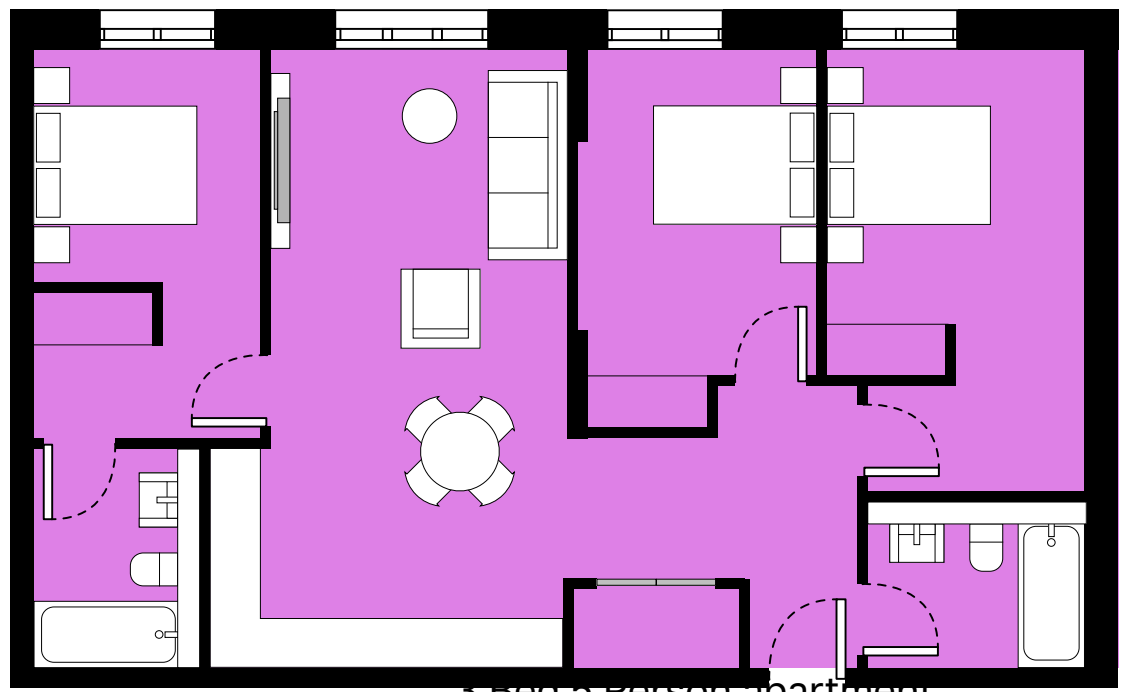
1B1P with winter garden



2 Bed 3 Person apartment



2 Bed 4 Person apartment



3 Bed 5 Person apartment





MAB GATE YARD

FURTHER INFORMATION

DATASITE

Please contact JLL for access.

TENURE

Freehold

VAT

The property has been elected for VAT.

LEGAL COST

Each party will be responsible for their own legal costs associated with this transaction.

VIEWING

By appointment with sole agent. For further information, and guidance on the proposal, please contact the sole agent.

PROPOSAL

Price on Application.



ADDITIONAL INFORMATION

A dataroom is available on request, including designs and floorplans, planning details and relevant legal information. Please contact JLL for access and further information.

JLL must comply with Anti Money Laundering Regulations. As part of this requirement, JLL 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.

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PROJECT TEAM

A reputable and experienced project team have successfully developed the proposals through to securing planning consent.

The scheme has been designed by Cunniff Design, highly regarded, Leeds-based architects. The practice has extensive experience across sectors including BTR and PBSA. Notable projects within Leeds include Cirrus Point and Symons House.

Architect: **Cunniff Design**

Structural Engineer: **Curtins**

M&E Consultant: **Buro Happold**

Planning Consultant: **Quod**

Heritage Consultants: **Turley**

PM / QS: **Gardiner & Theobald**

Landscape Architect: **Ares**



Curtins

BURO HAPPOLD



Turley

GT GARDINER & THEOBALD

ares
LANDSCAPE ARCHITECTS

MAB GATE YARD LEADS

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