

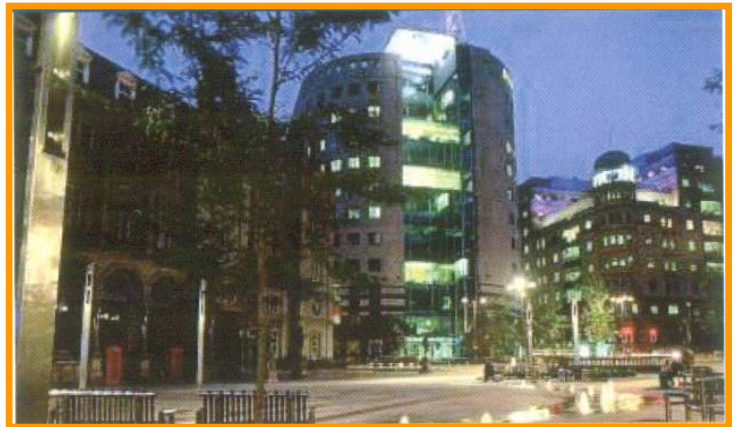
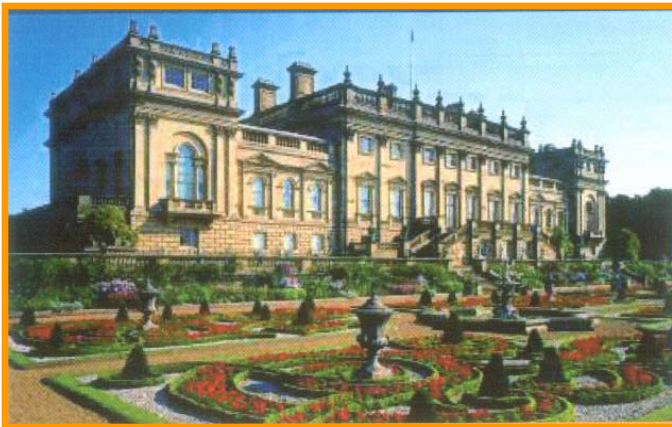
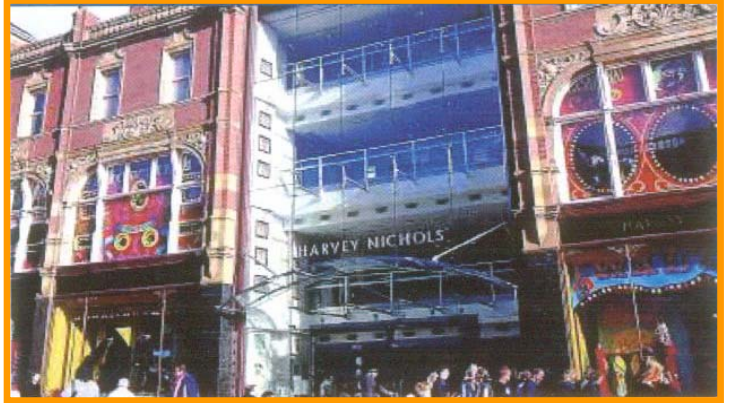


FOR SALE

**Plot 5 Thornes Farm
Business Park
LEEDS 9**

LEEDS

LEEDS



Leeds is the UK's fastest growing city and the capital of the Yorkshire and Humber Region which has a population of 5 million and a workforce of over 2 million. It is a regional centre that serves a variety of functions including commerce, administration, law, medicine, education, culture entertainment and transport.

As one of the UK's top regional centres for financial and legal services Leeds is also the UK's fifth largest shopping centre Location in terms of retail floorspace.

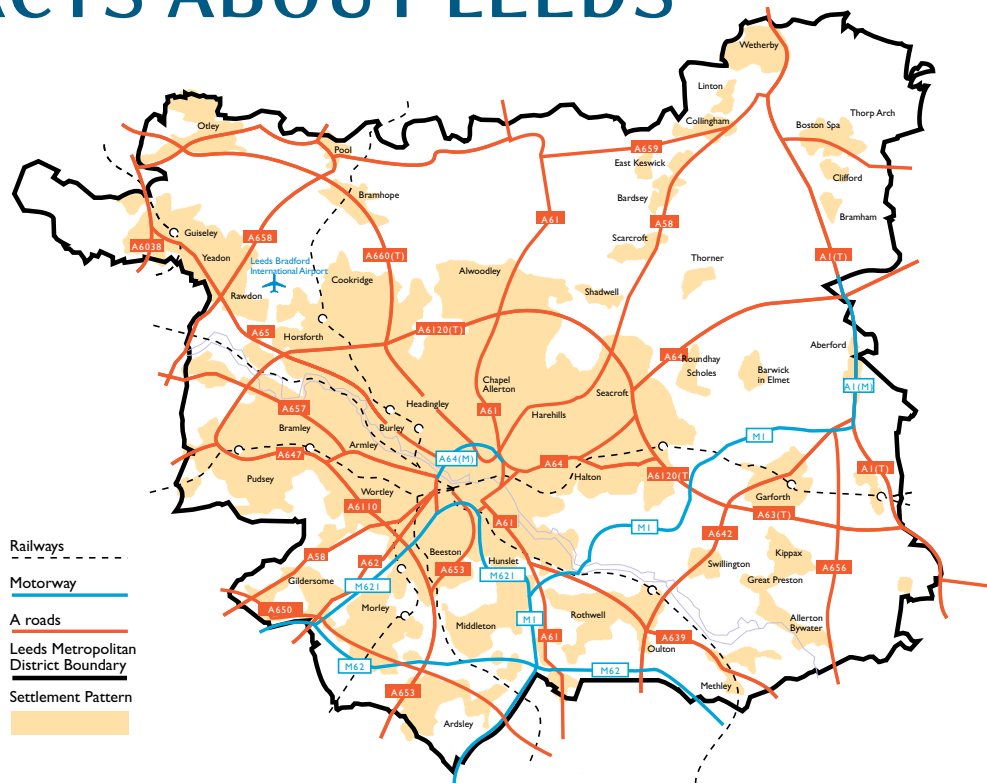
The City centre also contains two universities, various colleges, a major teaching hospital, regional TV and theatre, radio stations and Crown and County Courts.

Leeds is an exceptionally green city, and encompasses a wide variety of culture, historical and architectural heritage. Within a few miles of the centre, the city opens out to a landscape of open countryside and numerous small townships and villages.

There is an extensive network of bus services throughout the city and guided buses have been introduced to reduce bus journey times on some of the main arterial routes into the city centre.

The city offers an extensive choice of places to eat, drink and relax, catering for all tastes.

KEY FACTS ABOUT LEEDS



Geographical

Leeds is:

- Located at the centre of the UK, midway between London and Edinburgh, and Hull and Liverpool.
- The centre of a much larger city region which includes Barnsley, Bradford, Calderdale, Craven, Harrogate, Kirklees, Selby, Wakefield and York.

Population and Labour Force

Leeds has:

- A population of 772,000, the second largest of any Metropolitan District in England.
- An estimated 443,600 people working in the city, including employees and self employed.
- Created 31,600 new jobs in the last ten years, and is expected to generate 34% of employment growth in the region over the next ten years.

Transport

Leeds has:

- Direct links with London and Edinburgh via the M1 and A1 and direct links with the east and west coast ports via the M62.
- Direct rail links with London with a journey time of just over two hours.
- A rapidly expanding international airport.

Education and Information

Leeds:

- Is the second largest provider of education for young people in England.
- Has two universities, with a postgraduate and undergraduate student population of over 72,000.
- Has the largest business school of its kind in the UK, at Leeds Metropolitan University.

Healthcare

Leeds:

- Has the largest teaching hospital in Europe.
- Has become one of the biggest cardiac care centres in Europe and a national centre for intensive care treatment.
- Is a world leader in the treatment of liver and kidney disease and has an international reputation for cancer care.
- Has the biggest community health programme in England.
- Is a major operations centre for the Department of Health.

Environment and Quality of Life

Leeds:

- Is one of the greenest cities in Europe, with green belt land covering over two-thirds of its total area.
- City centre is less than twenty miles from the Yorkshire Dales National Park.
- Has less summer rainfall than Paris or Milan.

Investment

Leeds has:

- Attracted £3.8 billion of investment in large schemes in the last ten years.
- A further £6.9 billion of investment in progress and proposed.

Economy

Leeds:

- Has one of the most diverse economies in the UK.
- Is the UK's largest centre for financial and business services outside London. A total 116,500 people work in this sector.
- Is the UK's third largest manufacturing centre, with around 35,000 employees.



Plot 5 Thornes Farm Business Park, Leeds 9

Leeds City Council is offering the opportunity to acquire a site close to Pontefract Lane, the A63 linking Leeds City Centre with Junction 45 of the M1. The site benefits from an outline planning consent for B1, B2 and B8 uses.

Site Location

The site is located to the north of, but close to, Pontefract Lane which forms the A63 linking Leeds City Centre with junction 45 of the M1. The A63 provides direct access to Leeds City Centre, approximately 2.5 miles (4 km) to the west and to junction 45 of the M1, approximately 1 mile (1.6 km) to the East.

Description

Thornes Farm Business park comprises 11.65ha of existing development with a further 7.16ha of development land available.

The subject site extends to approximately 2.73 hectares (6.75 acres) and is allocated for employment purposes within the Leeds Unitary Development Plan (UDP) subject to detailed planning permission for the appropriate use being granted.

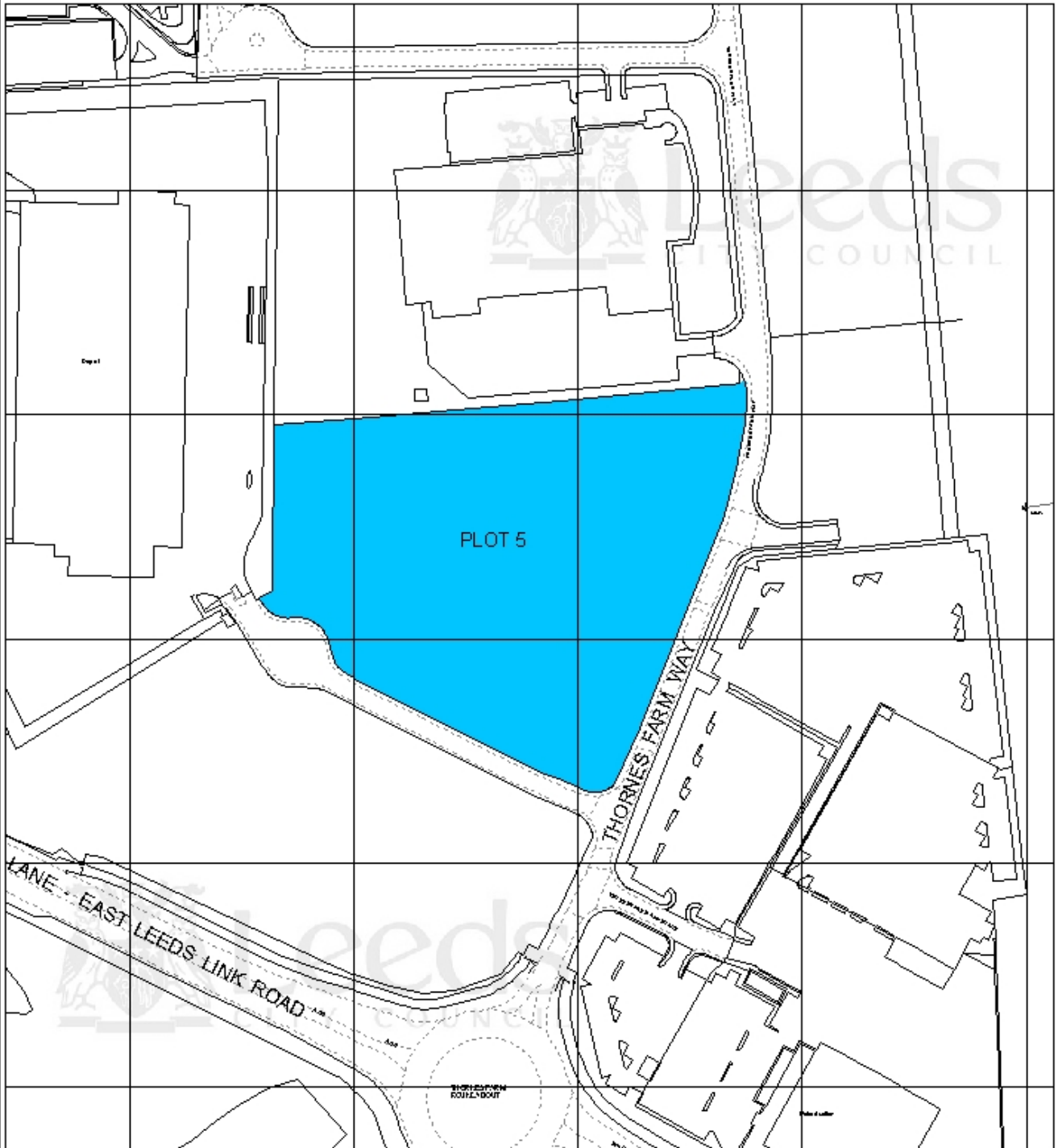
Planning

The site is considered ideal for development and benefits from a planning consent for B1, B2 and B8 uses. In addition a Technical Brief has been prepared by the Chief Planning Officer of Leeds City Council. The brief includes town planning guidance and technical information in respect of the site and indicates that the site is suitable, in town planning terms (subject to receipt of full planning permission), for a variety of employment uses.

Tenure

A 125 year lease of the site, coloured blue on the site plan, is offered for a premium followed by a peppercorn rent with vacant possession upon completion. Prospective purchasers are advised to contact Legal Licensing and Registration (contact details below) in order to inspect the title deeds.

**PLOT 5
THORNES FARM BUSINESS PARK
OSMONDTHORPE
LEEDS LS9**



Leeds
CITY COUNCIL

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Leeds City Council 100019567 2009

PREP BY SUE HALLIDAY

DATE 08/02/2010

OS No SE3332SW

Scale 1:2,500



PLAN No 10457/K



Legal & Surveyor's Fees

The purchaser will be responsible for the Council's surveyor's and legal fees, currently levied at 3.5% of the gross purchase price plus VAT.

VAT

The Council will charge VAT on the sum offered.

Viewing

Parties wishing to inspect the site should contact Richard Fenton, Leeds City Council, Asset Management Division (details below) and complete the enclosed viewing form. Leeds City Council cannot be held responsible for any damage or injury sustained by any person(s) viewing or carrying out inspections/investigations on site.

Care should be taken within the site.

Offer Procedure

Offers and scheme details are invited. To be submitted to Richard Fenton, Property Services, Asset Management Division, The Leonardo Building, 2 Rossington Street, Leeds, LS2 8HD. The full requirements of the tendering process are towards the end of these details.

Submissions must include the following:-

- 1) The name and address of the buyer in whose name the purchase will complete.
- 2) A scheme/design proposal illustrating a proposal which should be compliant, in general terms, with the planning and development brief.
- 3) A full financial residual appraisal for the development
- 4) A schedule of all development costs associated with the proposed scheme, including costs associated with any anticipated Section 106, Section 278 etc agreements.
- 5) A detailed timetable for the development.
- 6) An outline of previous development work undertaken within the past five years.
- 7) An indication of how the project will be funded
- 8) Financial details about the offeror including copies of the latest company accounts.
- 9) Any conditions to which the purchase would be subject (conditional and unconditional offers will be considered on their merits).

FURTHER INFORMATION

The City Council has established a team of Officers to progress the development and disposal of the site. These Officers will be responsible for providing further information and will be available for informal discussion regarding your proposals.

CITY DEVELOPMENT

GENERAL ENQUIRIES

Richard Fenton
Senior Surveyor
Tel: 0113 247 7882
e-mail: richard.fenton@leeds.gov.uk

PLANNING ENQUIRIES

Martha Hughes
Senior Planner
Tel: 0113 395 1378
e-mail: martha.hughes@leeds.gov.uk

HIGHWAY AND TECHNICAL INFORMATION ENQUIRIES

Wynne Floyd
Group Engineer
Site Development
Tel: 0113 247 5231
e-mail: wynne.floyd@leeds.gov.uk

LEGAL ENQUIRIES

Debbie Oxtoby
Legal Licensing and Registration
Tel: 0113 247 4391
e-mail: debbie.oxtoby@leeds.gov.uk

This information can be made available in large print, braille, computer disk and audiocassette. The text can also be made available in a number of languages. Tel: 0113 247 7895.

IMPORTANT NOTICE

The particulars and the Technical Brief are provided for the guidance only of potential purchasers or developers and will not form part of any contract which may be entered into. No representation or warranty is made or given in relation to the condition, or suitability of any services. All proposals made will be subject to further detailed negotiations and subject to contract, and the Council may decide not to pursue negotiations in relation to all or any of the proposals which it may receive or may decide to invite other proposals. The Council will not be liable for any inaccuracy in these particulars or in the Technical Brief nor for any costs, fees and expenses incurred in viewing the sites, in preparing and submitting proposals or in undertaking any negotiations with the Council. None of the matters in these particulars, or in the Technical Brief, or in any proposals which may be made will constitute an agreement or collateral contract with the Council.

TECHNICAL SITE AND SERVICES INFORMATION

These details can be down loaded from the Council's website at

www.leeds.gov.uk/property.

Plot 5 Thornes Farm
Business Park
Leeds 9

OFFER FORM

Plot 5 Thornes Farm Business Park Leeds 9

OFFER FORM

I/we hereby offer the sum of

£
Words

For the leasehold interest in: **Plot 5 Thornes Farm Business Park**

Please complete the sections to assist in the analysis of the offer.

Gross Site Value

£

Deductions made from Gross Site Value (where appropriate)

Services (off site)

£

Highways (off site)

£

Drainage (off site)

£

Demolition & site clearance/preparation

£

Decontamination and site remediation

£

Other (please specify below)

--

£

--

£

--

£

--

£

Total sum to be deducted from gross site value

£

Sum Offered

£

FEES

The Council will charge surveyors and legal fees to the purchaser based on 3½% of the **Gross Site Value** specified by the offeror above. The following section must be completed.

I/we agree to pay in addition to the sum offered the Council's surveyor's and legal fees, this

being 3½% of the Gross Site Value of

£

 = fees of

£

PURCHASER'S DETAILS All offerors **MUST** complete the following sections

Please complete this section in block letters

Name in which the purchase will be completed

Contact name

Company name

Company number

Correspondence address

Postcode

Telephone no

Fax no

e-mail address

Solicitors acting

Contact

Address

Postcode

Telephone no

Fax no

e-mail address

DX

DEVELOPMENT TIMETABLE

Please provide a detailed timetable of the proposed development works.

FUNDING

Please state how the purchase will be funded.

OTHER PROJECTS

Please provide details about other similar projects completed in the last 5 years.

Signed:

Name:

Position:

Date:

Please indicate how you found out about the property disposal

Yorkshire Evening Post

Property Week

Yorkshire Post

Leeds City Council's website

Estates Gazette

Estates Gazette Interactive

Other _____

DATA PROTECTION ACT 1998

The data which you provide on this offer form will be processed by the Council for the purposes of considering your offer, and should your offer be acceptable, for negotiating terms, and dealing with the disposal of the site.

Except where the Council is required by law to do so, the Council will not disclose the data, without your consent (except to your solicitor, agent or other representative).

Ref no/CR/RLF/T475