

FOR SALE FREEHOLD 7.5 acres (3.04 Hectares)

Employment Development Site, with detailed planning permission for
157,500 sq ft (14,632 sq m) B2/B8 unit



BELFRY ROAD, CROSS GREEN APPROACH, LEEDS, LS9 0AY



CROSS
GREEN

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DESCRIPTION

The property comprises a level site of some 7.5 acres part surfaced and part unsurfaced with a 24,000 sq ft vehicle workshop and 2 storey offices to part.

Following acquisition of the site in 2002 various earth works were undertaken to achieve a suitable engineered plateau for future construction.

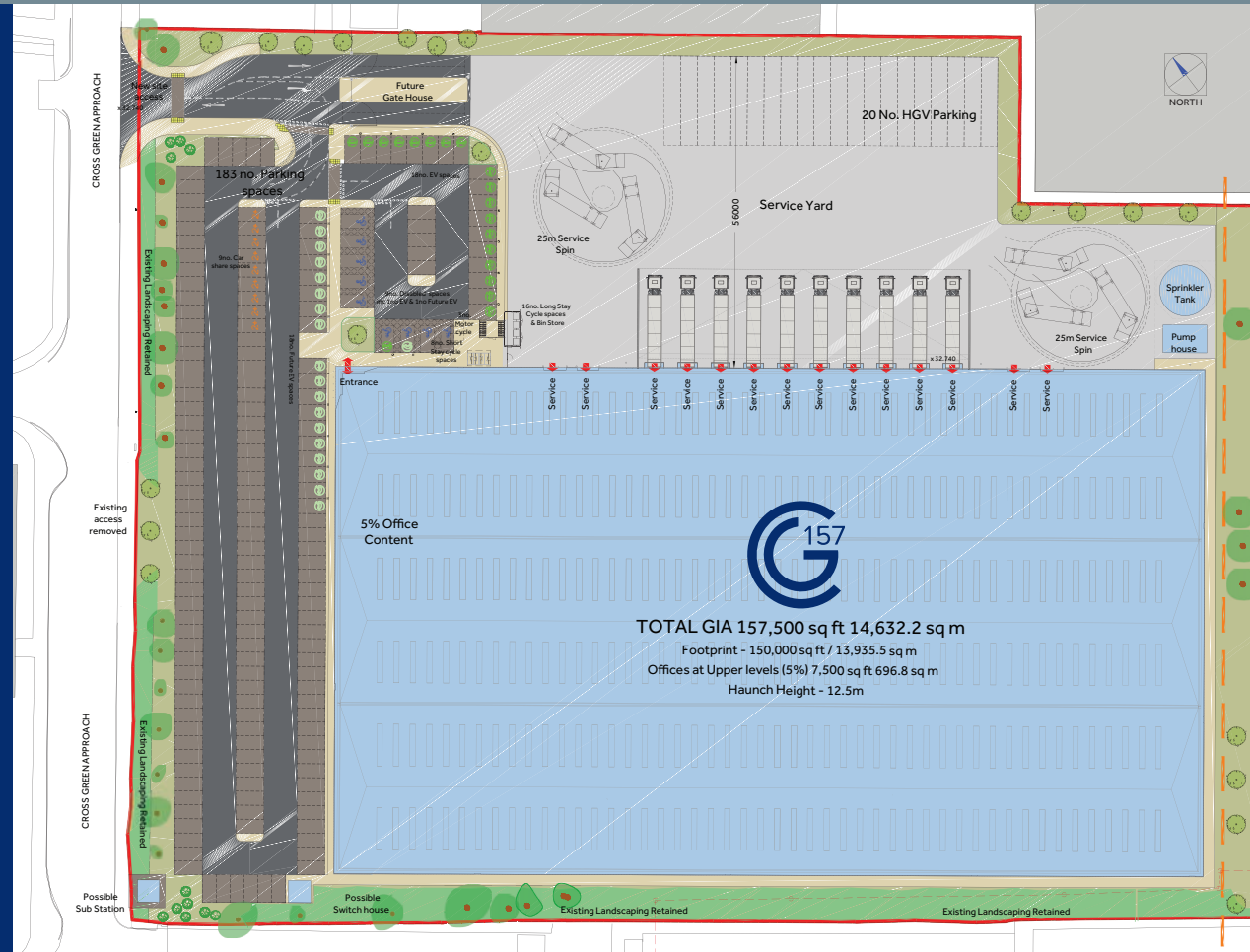
PLANNING PERMISSION

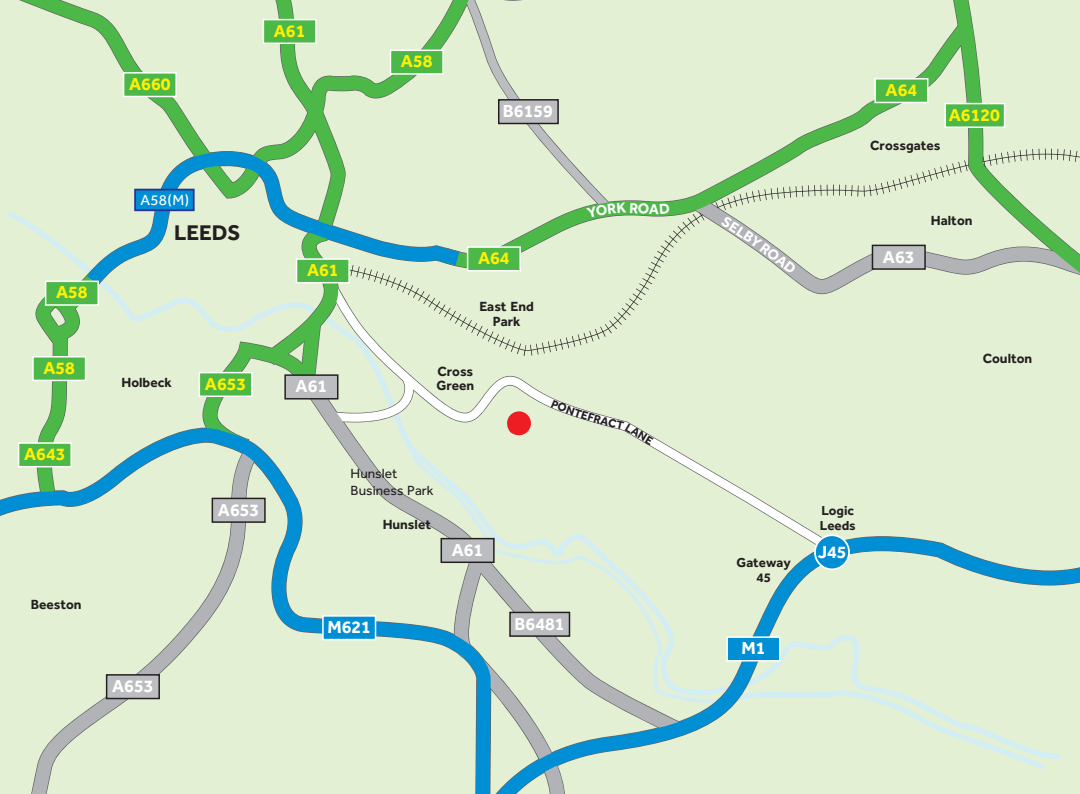
Detailed planning permission has been secured from Leeds City Council under application Number 22/05064/FU granted on the 25th February 2025. The consent approves demolition of the existing buildings and erection of two employment units (Class B2/B8) with associated access, parking and servicing.

SPECIFICATION

The 157,500 sq ft unit has been designed to offer: -

- **Clear Internal Headroom of 12.5m**
- **50Kn/m² Floor Loading**
- **10 dock level loading doors**
- **4 Ground level loading doors**
- **56m deep loading yard**
- **5% office element (capable of expansion)**
- **192 Car Parking spaces**
- **20 HGV Parking spaces**





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LOCATION

Cross Green 157 is situated within the highly popular and well-established Cross Green Industrial Estate some 1.5 miles to the east of Leeds City Centre and some 1.8 miles to the west of Junction 45 of the M1 motorway.

The property itself is accessed off Cross Green Approach with access to Pontefract Lane (A63) via both Knowlthorpe Lane and Knowlthorpe Gate.

TERMS

The site is offered for sale freehold with the benefit of the detailed planning permission.

MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither GV&Co, JLL nor their employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. April 2025.

ALL ENQUIRIES

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