

A NEW HISTORY

SWEETFIELDS

A NEW NEIGHBOURHOOD



DEVELOPMENT BY
PLATFORM_

THE COMMERCIAL INN

SWEETFIELDS

A NEW NEIGHBOURHOOD

AN HISTORIC NEW CHAPTER

Sweetfields will be Leeds' newest neighbourhood, accelerating the regeneration of the city's historic, industrial South Bank area.

Boasting a vibrant mix of residential living and commercial lettings, Sweetfields will be home to over 1,350 residences, hundreds of office workers, and a new public square — creating a ready-made audience for the businesses at its heart.

At the heart of this regeneration lies The Commercial Inn, Sweetfield's social and cultural hub, with deep-rooted connections to the history of Leeds.





SWEETFIELDS LOCATION

PLATFORM_ IN LEEDS

Sweetfields is just 8 minutes from Leeds train station by foot.

The South Bank regeneration is one of Europe's largest development projects, covering an area equivalent to 250 football pitches.

LEEDS

LEADING GROWTH IN THE UK

Attracting key investments at governmental level, Leeds is a flourishing city and a major player in the UK economy.

Planned and ongoing developments into infrastructure, business and leisure continue to make Leeds the perfect location to innovate, grow and thrive.

DRIVING REGENERATION

The delivery of our project will serve to promote and accelerate the regeneration of the wider South Bank, Temple Works and Holbeck Urban Village districts that our development falls within.

GVA OF £69.6 BILLION

Leeds City Region (LCR) has a GVA of £69.6 billion, the largest in England outside of London and Southeast.

A UNIVERSITY CITY

Leeds has excellent post graduation retention (36%) producing a range of working professionals.

FASTEST GROWING ECONOMY

LCR is the fastest growing economy in the North and is now home to 25,000 businesses.



SWEETFIELDS

THE COMMERCIAL INN

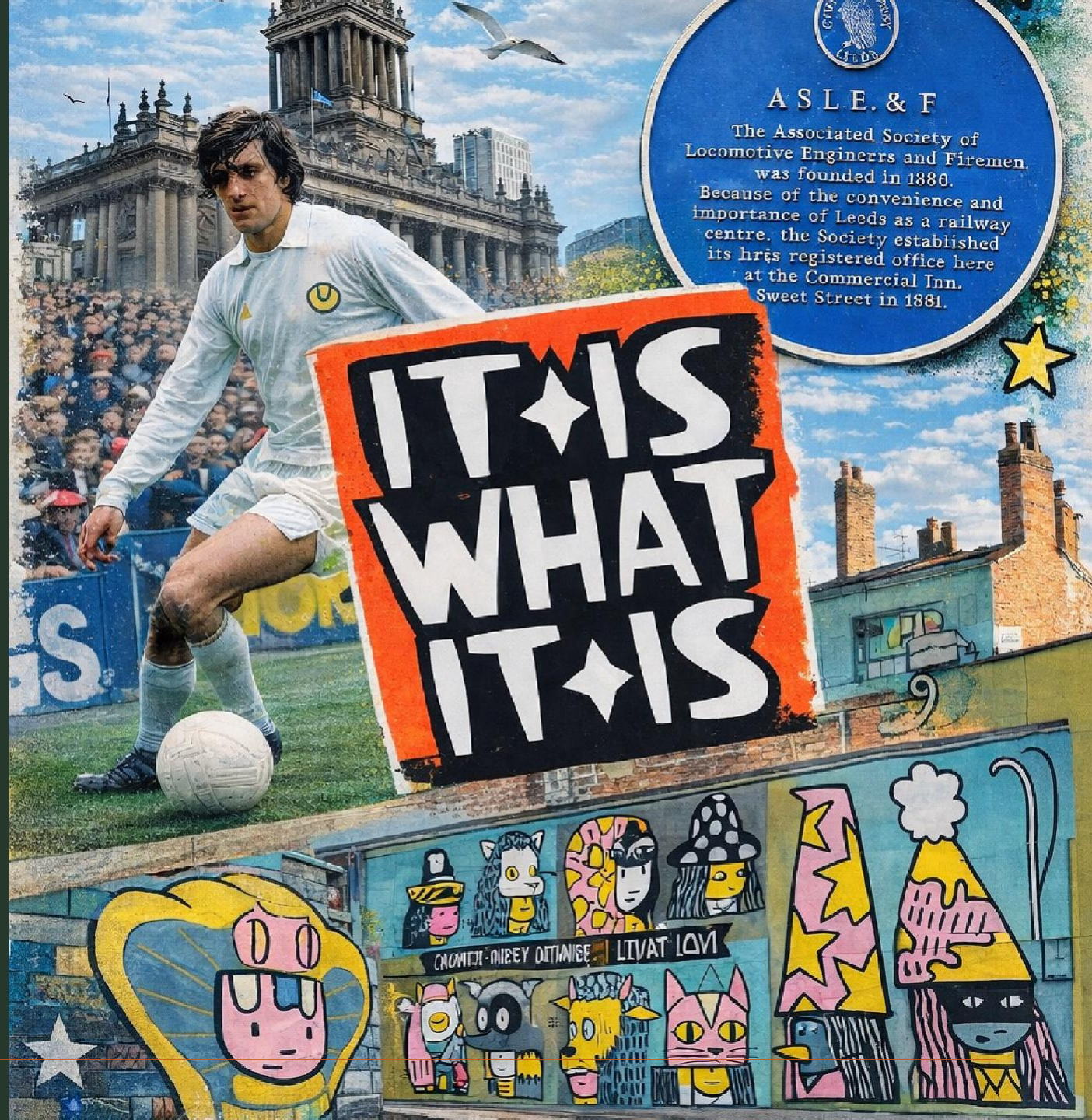
MORE THAN A PUB

The Commercial Inn is more than a pub. It is a recognised piece of Leeds' industrial story.

Host to the first meeting of ASLEF in 1880, commemorated by its own blue plaque, the building stands as a symbol of the city's railway and industrial heritage

Formerly owned by Peter Lorimer, one of the greatest players in Leeds United history.

The pub has long been part of the club's cultural fabric and matchday ritual. With approved plans to expand Elland Road to c.53,000 seats, matchday footfall and citywide attention are only set to grow.





A READY-MADE COMMUNITY ON YOUR DOORSTEP

TRADING PROFILE

680+ RESIDENTS ON YOUR DOORSTEP

- 451 apartments completing January 2027
- 1,000+ residents in Phase 1 alone
- Part of a wider masterplan delivering 1,350 homes
- This is not passing footfall.
- It's a built-in, walk-to venue customer base.

DAYTIME TRADE. NOT JUST EVENINGS

- PLATFORM_ attracts young professionals and hybrid workers
- Based on comparable PLATFORM_ schemes:
- c.19% work from home and c.25% work within a 15-minute walk
- Over 50% actively use co-working and amenity space

IMMEDIATE CATCHMENT, LONG-TERM UPSIDE

- 960 BTR homes already operational in the neighbourhood
- c.2,000 residents already living locally
- Office, leisure and employment growth underway

SWEETFIELDS NEIGHBOURHOOD

SOUTHERN ARRIVAL

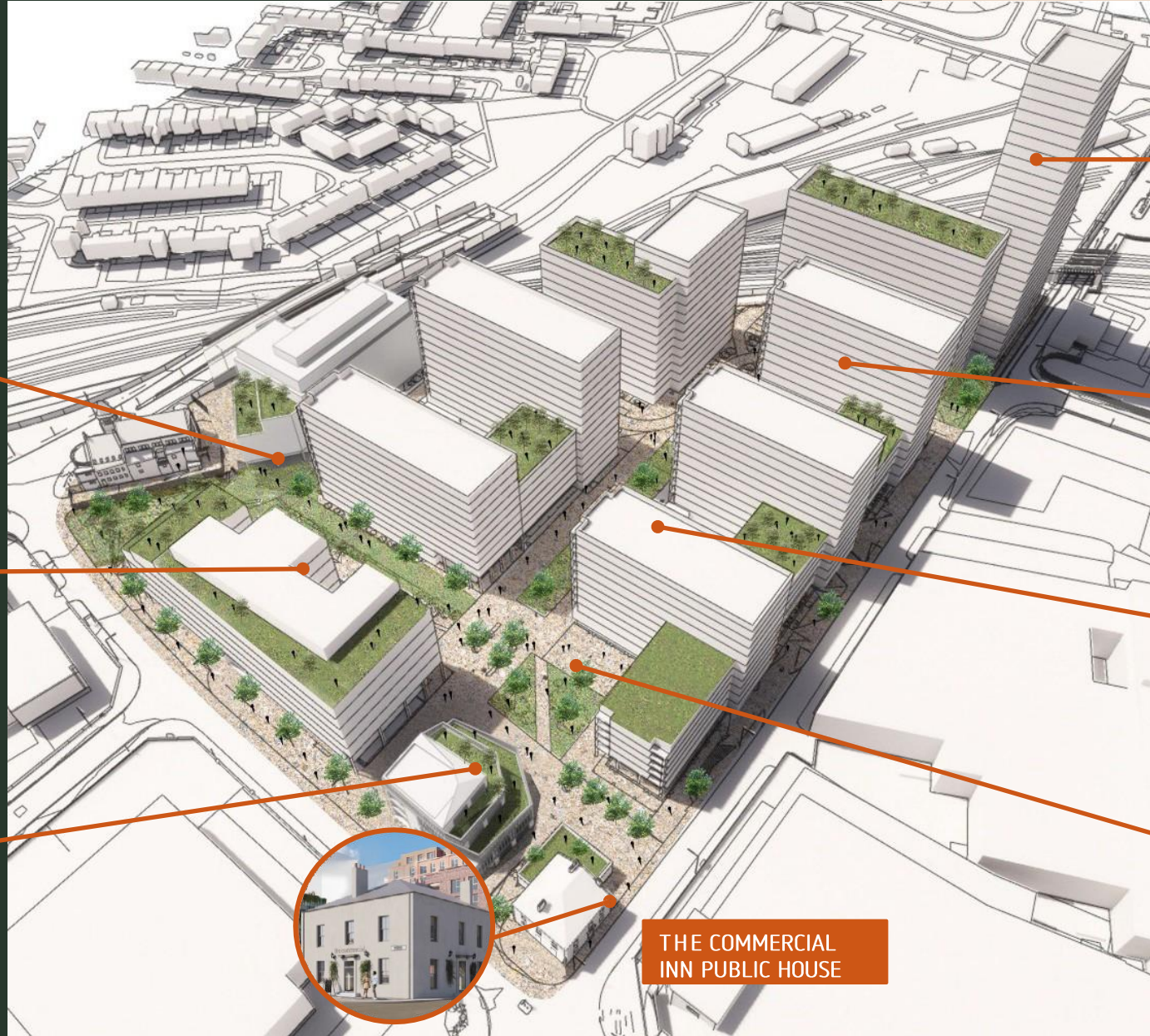
Link to connect the site to the wider Holbeck area

NEW OFFICE SPACE

Sustainable BREEAM
Excellent office
buildings creating new
long-term job
opportunities

THE PAVILION

A focus for resident
amenities and a
focal point for our
new public square



RESIDENTIAL

Opportunity for taller
building to north-west
corner, addressing
Bath Road

HIGH-QUALITY APARTMENTS

Well-designed, modern,
spacious 1, 2 and 3
bed apartments.

ROOF TERRACES

Shared intimate and
sheltered amenity
spaces for residents to
enjoy.

NEW PUBLIC REALM

High quality, open,
accessible spaces for
residents, workers
and visitors to enjoy.

THE COMMERCIAL
INN PUBLIC HOUSE

SWEETFIELDS MASTERPLAN

VIEW

The Commercial Inn on the corner of Sweet Street.



SWEETFIELDS MASTERPLAN

VIEW

Aerial view looking northwest



SWEETFIELDS MASTERPLAN

THE COMMERCIAL INN

Design proposals prepared by DLG Architects

Courtyard View



Marshall Street View



SWEETFIELDS MASTERPLAN

THE COMMERCIAL INN

Design proposals prepared by DLG Architects

Sweet Street View



Outdoor Terrace Facing
New Public Square





PLATFORM_ RENTING RE-IMAGINED

ABOUT PLATFORM_

Founded in 2016 to pioneer Build-to-Rent in the UK, PLATFORM_ continues to redefine modern renting with expertly designed homes and seamless living experiences. As both an investor and operator, we're committed to creating vibrant communities with best-in-class management and a focus on convenience, comfort, and style.

AWARD WINNING VISION

PLATFORM_ has been given industry recognition for Build-to-Rent property design, management, and for sustainability.

A GREENER FUTURE

PLATFORM_ is redefining sustainability in the Build-to-Rent sector through our "Nurturing Neighborhoods" ESG initiative, aiming for net zero carbon by 2030.

PLATFORM_

AWARD-WINNING



National LIS Awards 2024
Winner: Sheffield - Development of the Year



Estates Gazette Awards 2024
Winner: BTR Specialist



Scottish Property Awards 2024
Winner: Glasgow - BTR Development of the Year



National LIS Awards 2024
Winner: Best Property Management Provider



Love to Rent BTR Awards 2024
Winner: Sheffield - Best BTR Development (North)



BUILD Real Estate & Property Awards 2023
Winner: Best Property Development & Management Platform



Cardiff Property Awards 2023
Winner: Cardiff - Best Residential Development



News on the Block Property Management Awards 2024
Winner: Best Apartment Developer



Cardiff Life Awards 2024
Winner: Cardiff - Property category



Love to Rent BTR Awards 2024
Highly Commended: BTR Sustainability (Nurturing Neighborhoods)

PLATFORM_

HOUSING GROWTH PARTNERSHIP

PLATFORM_ is partnering with HGP (Housing Growth Partnership) on the Sweetfields MASTERPLAN.

The Housing Growth Partnership is a social impact equity investor backed by Lloyds Banking Group and Homes England.

Founded in 2016, its mandate is simple: accelerate the delivery of high-quality homes across the UK by investing patient capital alongside developers, sharing both risk and reward.

HGP has partnered with over 87 developers across 161 schemes, committing to more than 12,500 homes nationwide. Their involvement in Sweetfields signals a scheme of real substance — fully funded, institutionally endorsed, and built to be delivered.



SWEETFIELDS

NEXT STEPS

CONTACT

Pete Bradbury

Email: petebradbury@cartertowler.co.uk

Tom Fuller

Email: tomfuller@cartertowler.co.uk



The masterplan for The Commercial Inn and the wider Sweetfields neighbourhood is being delivered by PLATFORM_.

