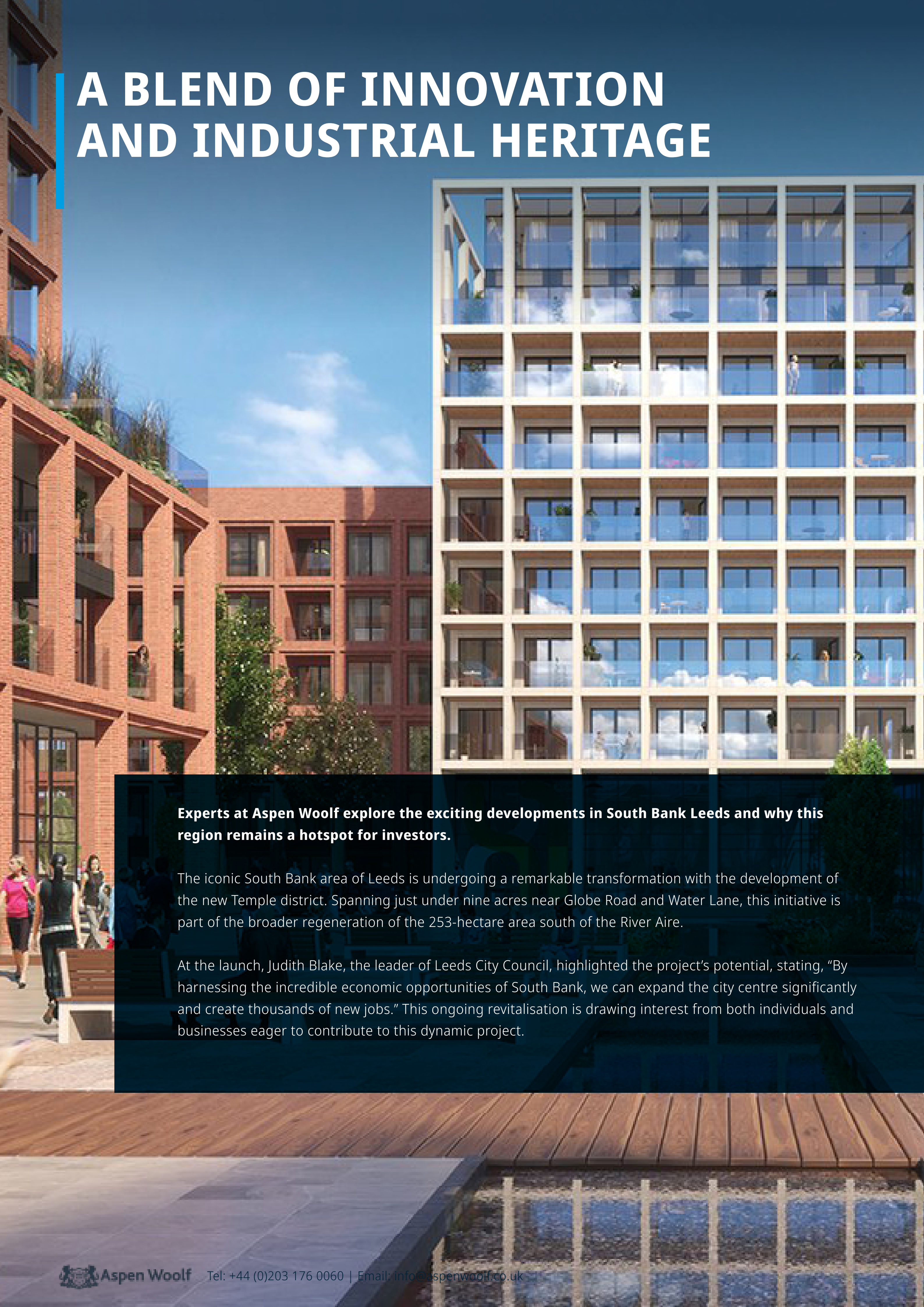
Aspen Woolf

PROPERTY INVESTMENT GUIDE

SOUTH BANK LEEDS

2025

A BLEND OF INNOVATION AND INDUSTRIAL HERITAGE



Experts at Aspen Woolf explore the exciting developments in South Bank Leeds and why this region remains a hotspot for investors.

The iconic South Bank area of Leeds is undergoing a remarkable transformation with the development of the new Temple district. Spanning just under nine acres near Globe Road and Water Lane, this initiative is part of the broader regeneration of the 253-hectare area south of the River Aire.

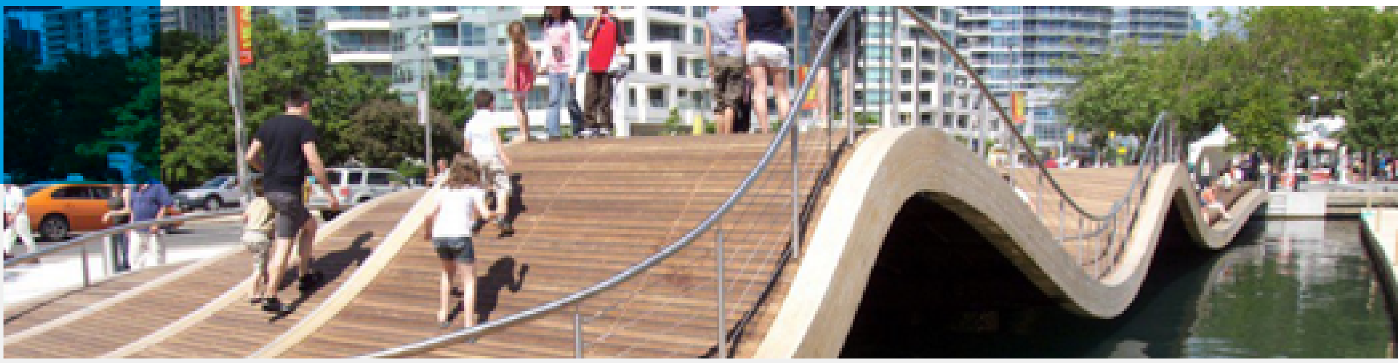
At the launch, Judith Blake, the leader of Leeds City Council, highlighted the project's potential, stating, "By harnessing the incredible economic opportunities of South Bank, we can expand the city centre significantly and create thousands of new jobs." This ongoing revitalisation is drawing interest from both individuals and businesses eager to contribute to this dynamic project.

Discover development in South Bank Leeds

South Bank Leeds is the focal point of a transformative regeneration project poised to redefine the city's identity. This expansive initiative encompasses numerous ambitious investment ventures aimed at revitalising the area.

Covering an area equivalent to 350 football pitches, South Bank Leeds is set to evolve into a "globally distinctive" hub for living, education, creativity, leisure, and investment. The South Bank Leeds Regeneration Framework anticipates the addition of over 8,000 new homes and 35,000 new jobs, marking a significant milestone in this landmark project.

At the heart of this transformation is the Temple district, which will blend innovation, contemporary design, and Leeds' industrial heritage. This area will feature a new office building along with leisure and retail spaces covering 38,000 sq ft, with construction already underway. Outline planning permission has also been granted for future developments, including bars, restaurants, cafes, shops, around 750 new homes, and a hotel, all contributing to the vibrant community atmosphere.



The thriving economic hub of the city

South Bank Leeds is rapidly emerging as a vibrant economic hub, attracting businesses, residents, and investors alike. The area is home to prominent multinational companies, including ASDA's European headquarters and SKY, reinforcing its status as a key driver of economic growth in the city. With over 3,000 residents and more than 250 businesses operating in the district, South Bank is thriving as a center for commerce, innovation, and urban living.

The ongoing regeneration project in South Bank Leeds is set to enhance this dynamic region even further, solidifying its reputation as a prime location for investment and development. By attracting highly skilled workers, fostering entrepreneurship, and creating thousands of new job opportunities, the initiative is shaping South Bank into a globally competitive business district. Significant improvements in infrastructure, public spaces, and transport links will further elevate the area's appeal, making it an even more attractive destination for businesses and residents.

Leeds, as a whole, boasts excellent accessibility, with strong transport connections to London and seamless access to the national motorway network, making it a strategic hub for business and travel. While the cancellation of HS2's Eastern Leg in 2021 meant that Leeds would no longer receive a dedicated high-speed rail station, the Government's Integrated Rail Plan, released in 2022, outlines alternative high-speed transit solutions to improve regional connectivity. These plans aim to ensure that Leeds remains well-connected to key cities across the UK, supporting continued economic growth.

Currently, the Government is investing £100 million to explore innovative ways to integrate Leeds into a high-speed mass transit system, aiming to modernize and future-proof the city's transport infrastructure. These efforts are expected to significantly improve connectivity, ease congestion, and enhance accessibility for both residents and businesses. Stay tuned!

South Bank Leeds network goes 'green'

The South Bank regeneration plan encompasses significant infrastructure improvements aimed at modernising the city's road network and enhancing flood protection. This ambitious initiative will introduce new public spaces, widespread access to superfast broadband, and a robust social infrastructure designed to support residential developments.

By positioning the River Aire as a central feature of Leeds, the project will provide increased access to a vibrant green network, transforming the riverbank into a popular leisure destination. Rich in history, South Bank Leeds reflects the city's industrial heritage through its historic buildings and warehouses. This revitalisation effort aims to reconnect these historic areas with Leeds City Centre, fostering a cohesive community.

At the heart of this transformation, a stunning new skyscraper will redefine the city skyline. Standing at 142 meters tall with forty stories, it will become Leeds' tallest building, surpassing Bridgewater Place. Additionally, plans are underway for the construction of 928 new residential units in a sub-project called X1, located on the former Evans Halshaw site near the A61. This £200 million development will feature landmark buildings surrounding a beautifully landscaped public area, incorporating restaurants, office spaces, and retail units.

With these exciting developments, city living in South Bank Leeds is set to flourish. For instance, Arthur's Fold will introduce 101 brand-new apartments, offering a mix of one- and two-bedroom units, all designed to high specifications. Residents will enjoy modern amenities, including an exclusive gym, lounge, and cinema. Prices start at an attractive £122,500, with special discounts available for early investors.

Leeds house prices: A growing investment opportunity

South Bank Leeds is a shining example of the city's economic growth and potential. As of January 2025, the average house price in England stands at £319,000, and Leeds continues to be recognised as one of the UK's top property investment hotspots, according to recent forecasts. With its thriving economy and vibrant culture, Leeds has been identified as one of the best cities in northern England for landlords, thanks to impressive returns on investment.

Experts project house prices in Leeds will rise by 14.5% over the next few years, accompanied by a rental growth of 15%. This upward trend highlights the strong demand for housing in the region, making it an attractive prospect for property investors. South Bank Leeds, in particular, presents lucrative investment opportunities for property owners, entrepreneurs, and landlords alike. With rental yields consistently outperforming other UK areas—especially in the southeast—investors are eager to capitalize on this dynamic market. As Leeds positions itself as the heart of the Northern Powerhouse, now is the perfect time to invest and benefit from the exciting developments ahead.

About

Aspen Woolf

Aspen Woolf are an award-winning independent property advisory, specialising in identifying wealth building opportunities in both the UK and internationally through smart, safe and secure property investments. Aspen Woolf are a member of The Property Ombudsman.

Trusted by investors worldwide for over 14 years.

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