

# Where opportunity lives



West  
Yorkshire  
Combined  
Authority

Tracy  
Brabin  
Mayor of  
West Yorkshire

**West Yorkshire**  
Investment prospectus

May 2026





**Tracy Brabin**  
**Mayor of West Yorkshire**

## **At the heart of the UK, West Yorkshire is a place of boundless ambition and energy, ripe for investment.**

As one of the UK's largest regional economies, we are home to a young, skilled, growing workforce with sector strengths recognised globally as among the very best.

From household names to some of the UK's fastest growing and most innovative businesses, companies of all sizes recognise that West Yorkshire is the future.

In this prospectus you will find information about six nationally significant programmes as well as 40 investment-ready, transformational developments that will reimagine our region.

These are backed by our plans for connectivity, bringing together regional powers with national support and more than £1.2 billion of investment in local priorities, laying the foundations for future growth.

From Leeds to Bradford, Huddersfield to Wakefield to Halifax and our fantastic towns in between, we are unlocking opportunity across our growth corridors and in our thriving urban centres.

We're investing in new towns and major housing developments and connecting people through our Weaver transport network Mass Transit and major rail upgrades.

All of this unlocks so many opportunities – driving growth, creating better jobs, improving productivity and spreading prosperity for every part of West Yorkshire

Be part of the success. Work with us as, together, we build a region that works for all.

**Because West Yorkshire is the region where opportunity lives.**

# West Yorkshire

## Where opportunity lives

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**At the heart of the UK, we are home to almost 2.5 million people with a workforce of more than one million and an economy worth £75 billion.**

Our region is brimming with talent with 95,000 businesses and seven world-class universities producing 43,000 graduates a year.

We are proud to be one of the most diverse regions of the UK, connected to communities across the world with over 170 languages spoken.

Our Mayoral Combined Authority and five local authorities are already proving that devolution works.

Over the past 14 years, the Combined Authority has driven change across West Yorkshire – making improvements across the economy in areas including transport, housing, regeneration, investment and skills. Investing in projects that create opportunity, strengthen communities and businesses and make our towns and cities more connected and sustainable.

We're improving transport with the Weaver Network. This includes bringing buses under public control and working towards a game-changing new Mass Transit system – one of the biggest infrastructure projects in decades.

### Investing for the future

The Combined Authority has recently approved a landmark £1.2 billion budget for the coming year, boosting economic growth through major investment in transport, skills, business growth and housing and delivering a better-connected, better-skilled and better-built region.

This includes:

- 1 **£840 million** investment in transport services, stations, road improvements and taking buses into public control, so people can get around easily, affordably and reliably.
- 2 **£86 million** investment to create a region of learning and creativity, ensuring everyone can get the skills and the employment support they need to secure a well-paid job.
- 3 **£72 million** investment in new and better housing so more families can have secure, affordable and energy-efficient homes.
- 4 **£12 million** for safer communities people can be proud to call home.

# Nationally significant transformational opportunities

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Our investment pipeline is anchored by eight nationally significant opportunities, each aligned to our ambitions, scaled to unlock growth and channel private sector investment.

## **West Yorkshire Mass Transit**

The UK's largest local transport programme will drive economic growth and better connections across the region. Operations to deliver the first phase, connecting Bradford and Leeds, are expected to begin in the late 2030s.

## **Leeds South Bank**

One of the largest regeneration initiatives in Europe, shortlisted as a New Town, Leeds South Bank will continue to double the size of the city centre, create 35,000 new jobs and up to 13,000 new homes.

## **Bradford City Village and Southern Gateway**

Ambitious redevelopment projects that will deliver thousands of new homes as well as new shops, cafés, and leisure facilities plus the regeneration of the Southern Gateway providing a new city centre rail station and improving connectivity with other major UK cities.

## **Huddersfield Station to Stadium**

Building on the University of Huddersfield's National Health Innovation Campus – and underpinned by Investment Zone status – up to 30 acres of high-quality employment land will be available to attract health and life science businesses and create high value jobs.

## **Wakefield city centre**

A once-in-a-generation masterplan to reshape Wakefield city centre, creating a vibrant new quarter with 1,000 affordable homes alongside a public square, a library and leisure facilities.

## **Calderdale New Garden Communities and Clifton Business Park**

3,000 new homes, community facilities and high-quality green spaces in Wood House and Thornhills with 46,000 square metres of commercial floorspace at Clifton Business Park and a £75 million investment in the A641 scheme to improve connections.

## **Ferrybridge Knottingley Industrial Corridor**

Comprising a number of prime development sites, the Yorkshire Employment Hub site sits at the interchange of the A1(M) and M62 and delivers up to 4 million square feet of industrial use space. Mountpark Ferrybridge site offers good access to power and rail freight links making it an ideal location for high power and high movement needs.

## **Skelton Grange**

This site is an important industrial and logistics space, a 100MW battery energy storage system, energy and waste facility and a hyperscale data centre as part of Microsoft's recent next-generation AI investment in the UK. This puts Leeds in the global tier two for such facilities.

## Nationally significant sites

### Next big opportunities

#### Bradford

- 1 City Village
- 2 Southern Gateway
- 3 Bradford Low Carbon Hydrogen

#### Leeds

- 4 North West Employment Hub
- 5 Leeds Mayoral Development Zone: Innovation Arc  
National Poetry Centre  
Northern Square Mile  
Royal Armouries  
South Bank  
Temple Works
- 6 Skelton Grange
- 7 Elland Road

#### Wakefield

- 8 Wakefield City Centre Regeneration: Cathedral Quarter  
Kirkgate Neighbourhood Gateway  
Old Westgate Station
- 9 Castleford Town Centre Regeneration
- 10 Ferrybridge Knottingley Industrial Corridor

#### Huddersfield

- 11 Dewsbury Riverside
- 12 Station to Stadium Corridor
- 13 Our Cultural Heart

#### Halifax

- 14 New Garden Communities
- 15 Dean Clough
- 16 Clifton Business Park
- 17 Minster View

## Prominent cultural sites

#### Bradford

- 1 National Science and Media Museum
- 2 Alhambra Theatre
- 3 Bradford Live
- 4 Bronte Parsonage

#### Leeds

- 5 Opera North
- 6 Headingley Cricket Ground
- 7 First Direct Bank Arena
- 8 Leeds Playhouse

#### Wakefield

- 9 Yorkshire Sculpture Park
- 10 The Hepworth Wakefield
- 11 Wakefield X
- 12 Theatre Royal

#### Huddersfield

- 13 Lawrence Batley Theatre
- 14 Huddersfield Town Accu Stadium
- 15 Oakwell Hall

#### Halifax

- 16 The Piece Hall
- 17 Dean Clough
- 18 Victoria Theatre

## Major transport schemes

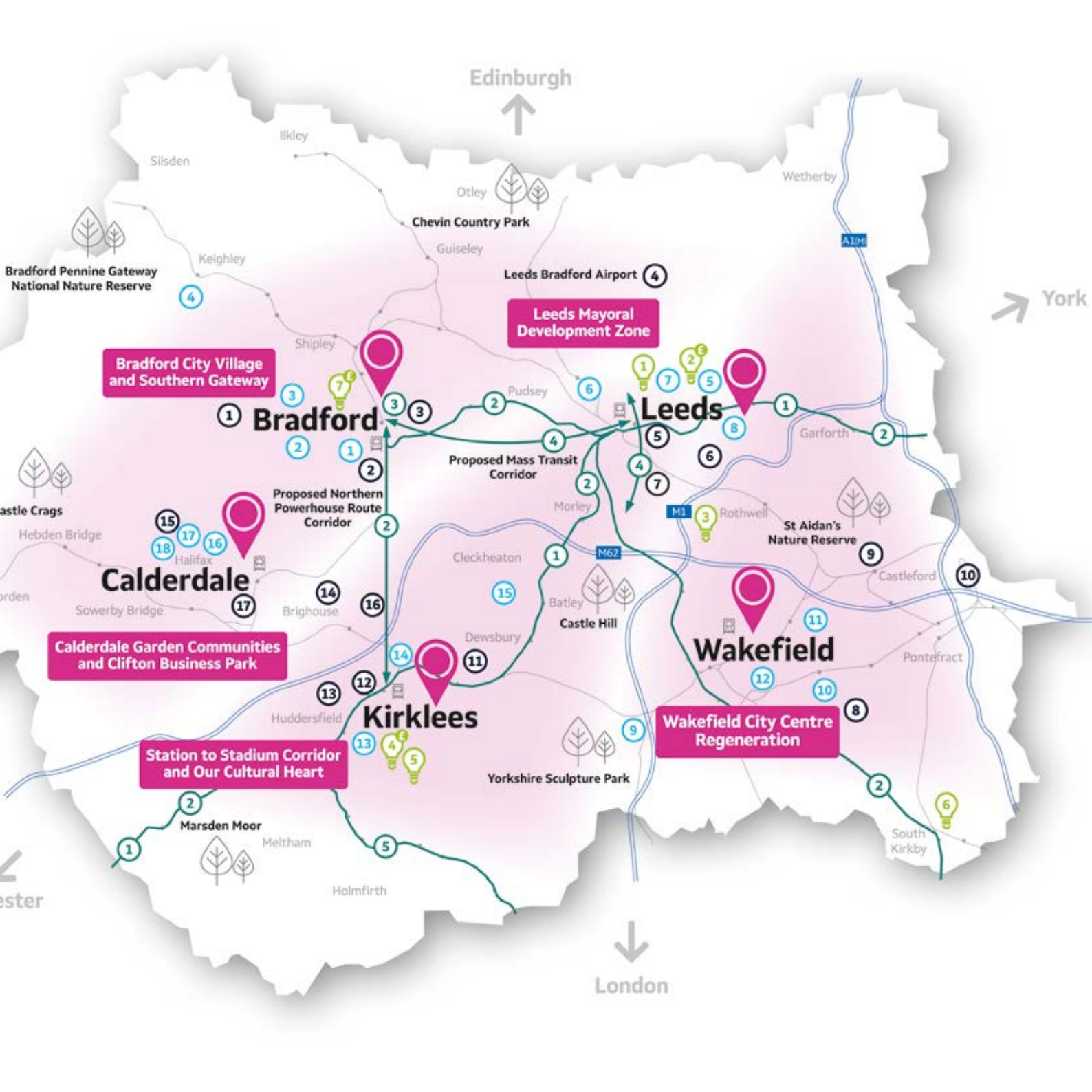
- 1 TransPennine Route Upgrade
- 2 Northern Powerhouse Rail
- 3 Bradford Rail Programme
- 4 Proposed Mass Transit Corridor
- 5 Penistone Line

## Key innovation assets

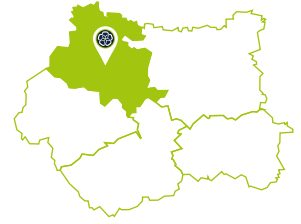
- 1 Nexus
- 2 Innovation Arc **E**
- 3 National Pathology Imaging Co-operative
- 4 National Health Innovation Campus **E**
- 5 3MBIC
- 6 Production Park
- 7 Bradford Digitisation Hub and Investment Zone **E**

## Growth Corridors





# Bradford



Bradford has the eighth largest economy in England, worth over £12 billion. It boasts one of the youngest populations in the UK with a third of residents aged under 30. The city is the world's first UNESCO city of film and last year, three million visitors celebrated Bradford 2025 UK City of Culture.

## **To support growth in Bradford, we delivered**

- 1 The award-winning Darley Street Market, the regeneration of the iconic Bradford Live and grade A office space at One City Park.
- 2 The multi-award-winning transformation of Bradford city centre, removing traffic and putting green space in the heart of the city including the expansion of Norfolk Gardens.
- 3 New rail stations at Apperley Bridge and Low Moor.
- 4 Investment in the district's vibrant and unique towns including the new Shipley Market Square and the restoration of the 10,000-year-old Bingley North Bog wetlands.

## The next transformational investment opportunities

### **City Village**

This ambitious redevelopment opportunity will deliver a new city centre neighbourhood with up to 1,000 new homes through family-oriented townhouses and apartments as well as new shops, cafés, leisure facilities and green spaces.

### **Southern Gateway**

One of the UK's largest regeneration sites, the Southern Gateway will create the infrastructure that modern businesses demand, while unlocking land for thousands of new homes, offices and vibrant retail and leisure spaces.

### **Bradford Rail Programme**

Part of the transformational £45 billion Northern Powerhouse Rail scheme, the new city centre station will reduce journey times and improve reliability and connectivity to Leeds, Manchester and beyond with links to the region's first Mass Transit line.

### **Forster Square**

The £17 million redevelopment of Bradford Forster Square station will create a modern, welcoming gateway with vastly improved facilities, enabling passengers to switch between bus, rail and future Mass Transit services.

### **Bradford bus station**

Significant plans are underway to investigate relocating Bradford's city centre bus station, providing better connectivity and modern, accessible facilities for passengers as well as retail and leisure space.

### **Bradford Low Carbon Hydrogen**

The planned flagship plant will be one of the largest low carbon hydrogen production facilities in the UK.



## City Village, Bradford

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This mixed-use development will bring the City Centre of Bradford back to life through the delivery of up to 1,000 new homes across 25 hectares which will turn three Council owned sites into a thriving, lived-in 24/7 neighbourhood. The development will include family-oriented townhouses and high-density apartments as well as a variety of commercial spaces, including retail, food and beverages and leisure facilities set within high quality green spaces.

English Cities Fund has been appointed as the Council's developer partner and Incommunities are forward funding Phase 1.

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**Size:** 25 hectares

**Classification:**  
Residential led mixed-use development

**Transport links:**

- Road: M606 and M62
- Rail: Bradford Interchange and Bradford Forster Square rail stations
- Airport: Leeds Bradford Airport

**Delivery date:** Phased delivery for the next 10–15 years

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**Tenure:** Leasehold

**Sustainability credentials:** Emphasis on sustainability, green spaces and community-oriented development

**Development partner:** English Cities Fund



## One City Park, Bradford

With a central location and a modern building, One City Park provides Grade A flexible office space across five floors. Ground floor retail/leisure space of 859 sq m is available now.

**Size:** 56,403 sq ft

**Classification:**  
Commercial

**Transport links:**

- Road: M606 and M62
- Rail: Bradford Interchange rail station
- Airport: Leeds Bradford Airport

**Delivery date:**  
Available now

**Tenure:** Leasehold

**Sustainability credentials:** BREEAM Excellent, photovoltaic solar panels and low carbon air source heat pumps

**Price:** £22 per sq ft



## Esholt, Bradford

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A large brownfield site located in the greenbelt, previously used by Yorkshire Water for wastewater treatment. The area is set to be transformed into a high quality, high value employment space with approximately 100,000 sq m of floorspace.

Encouraging innovation in environmental science and technology, research and development, circular economy and environmental issues; this growth area will also bring together knowledge and industry through collaboration of businesses with the University of Bradford and Leeds University.

The site is an approved spatial priority area in conjunction with West Yorkshire Combined Authority.

**Size:** 73 hectares

**Classification:** Mixed use

**Transport links:**

- Road: A658
- Rail: Apperley Bridge rail station
- Airport: Leeds Bradford Airport

**Planning stage:** Hybrid planning approval to demolish and redevelop the redundant primary tanks. A residential development of 150 dwellings and up to 1,000,000 sq ft of

employment development (B1a, B1b, B1c, B2 and B8) and a community hub with Ancillary retail (A1, A3, A5, D1 and D2). As part of the development, funding is expected to be spent on improving transport links and encourage alternative transport use, including upgrades to the A658/B6152 junction.

**Tenure:** Freehold

**Development partner:** Keyland Developments



## Southern Gateway, Bradford

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The Southern Gateway 126 hectares and one of the United Kingdom's largest regeneration sites. It will enable the delivery of over 5,000 new homes, employment space and high-quality public realm providing valuable expansion space for some of Bradford's inner-city communities.

Masterplanning is currently underway to define land use, infrastructure and phasing across the site. This development will align with rail investment including mass transit and a new railway station for Bradford at the heart of the Southern Gateway which will provide faster connections to other cities, locking Bradford into the northern rail network.

**Size:** 126 hectares

**Classification:** Mixed use

**Transport links:**

- Road: M606 and M62
- Rail: Bradford Interchange and Bradford Forster Square rail stations
- Airport: Leeds Bradford Airport

**Delivery date:** Phased delivery for the next 10–20 years

# Calderdale

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Home to stunning landscapes, industrial heritage and entrepreneurial communities, Calderdale offers a thriving cultural scene and a diverse £4.5 billion economy. Driven by SME-led growth and strengths in advanced manufacturing, financial and professional services and the creative and digital economy, major investment is underway and there are bold plans ahead.

## **To support Calderdale's growth, we delivered**

- 1 The award-winning £20.5 million Halifax bus station.
- 2 £4.9 million investment in Calderdale College.

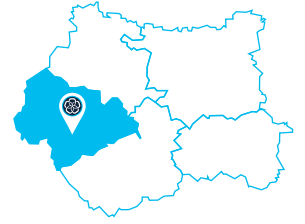
## **The next transformational investment opportunities**

### **Clifton Business Park**

46,000 square metres of commercial floorspace with the potential to create 1,300 high-quality new jobs and attract significant investment into the region.

### **New Garden Communities**

More than 3,000 new homes including community facilities and high-quality green space in Woodhouse and Thornhills.



### **A641 Improvement Scheme**

A £68 million scheme to improve walking, wheeling, cycling, public transport and driving around the Brighouse area, supporting local businesses, creating new jobs and housing.

### **Elland rail station and Access Package**

A new rail station for Elland will be added to the Calder Valley line, supported by a scheme to improve existing transport links and create new walking and cycling routes.

### **Dean Clough**

Exciting plans to add new homes, retail and leisure space to the Grade II listed mill complex near Halifax town centre, which is already home to a vibrant community of modern and diverse businesses employing more than 4,000 people.

### **Copley Data Centre**

A fully operational, cutting-edge campus facility offering a versatile mix of offices, data halls, warehousing and a dedicated standalone energy centre.

### **Minster View**

A plan for new homes in the heart of Halifax, close to the Minster and The Piece Hall with improvements to the surrounding roads, walking and cycling routes.



*\*This is not an image of the site*

## Clifton Business Park, Calderdale

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Clifton Business Park is a major regeneration initiative that aims to deliver economic growth and to create a wide range of new jobs locally and regionally.

The scheme is set to generate substantial long-term benefits to the economy of the area, including the creation of more than 300 jobs during the construction phase and the support of around 1,300 full-time equivalent jobs once completed.

**Size:** 25 hectares

**Classification:**  
Commercial/employment

**Transport links:**

- Road: M62/M1 and M6
- Rail: Brighouse rail station
- Airport: Leeds Bradford Airport

**Delivery date:** Outline planning permission to deliver up to 52,000 sq m of commercial floorspace



## New Garden Communities, Calderdale

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More than 3,000 new homes including community facilities and high-quality green space in Woodhouse (1,200 homes) and Thornhills (1,900 homes) in south east Calderdale. Potential for ancillary commercial uses within new local centres. Thornhills Garden Community is adjacent to Clifton Business Park.

**Classification:** Allocated housing sites in Calderdale Local Plan

**Transport links:**

- Road: M62 Junction 25
- Rail: Brighouse rail station
- Airport: Leeds Bradford Airport

**Delivery date:** Allocated housing sites available for development now. Masterplan and design code Supplementary Planning Documents have been adopted by the Council. Pre-application advice available on request.



## Dean Clough, Calderdale

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Renowned for its historic charm and revival as a space for modern and diverse businesses, Dean Clough Mills is a distinguished Grade II listed mill complex near Halifax town centre.

Already home to more than 4,000 employees, development plans offer substantial growth, incorporating residential, business, retail, leisure and hotel spaces to increase its already vibrant community.

**Size: Residential:**  
129,166.8 sq ft  
**retail:** 64,583.8 sq ft  
**hotel:** 80,729.3 sq ft  
**office:** 26,909.8 sq ft  
**parking spaces:**  
12,916.7 sq ft

**Classification:** Mixed use

**Transport links:**

- Road: A58, M62 Junction 24
- Rail: Halifax rail station
- Airport: Leeds Bradford Airport

**Delivery date:** Pre-application in progress with Calderdale Council and Historic England

**Tenure:** Leasehold

**Sustainability credentials:** Committed to sensitive development in alignment with Historic England's standards



## Copley Data Centre, Calderdale

Fully operational site offering 275,000 sq ft (25,548 sq m) of cutting-edge potential.

A campus facility with a versatile mix of offices, data halls, warehousing and a dedicated standalone energy centre.

**Size: Operational site:**  
18.24 acres

**Car park:** 2.34 acres

**Undeveloped expansion**

**land:** 9.83 acres

**Total:** 55.16 acres

**Classification:**

Commercial

**Transport links:**

- Road: M62 Junction 24, accessible via the A629
- Rail: Sowerby Bridge rail station
- Airport: Leeds Bradford Airport

**Delivery date:** Available now, marketed by agents acting on behalf of Lloyds Banking Group

**Tenure:** Freehold



## Minster View, Calderdale

Attractive central Halifax location close to Halifax Minster and The Piece Hall. Excellent transport links, Halifax rail station and bus station are within 500m with rail providing direct access to Leeds and Manchester and bus providing direct access to Leeds.

Planned highway works to surrounding roads will improve connectivity to the wider road network.

**Size: Operational site:** 6.32 acres

**Classification:** Residential and commercial

**Transport links:**

- Road: A629, M62
- Rail: Halifax rail station
- Airport: Leeds Bradford Airport

**Delivery date:** Phased delivery between 1–15 years due to go out to market May 2026

**Tenure:** Freehold



## Toothill Lane, Calderdale

A prime site for manufacturing and warehousing near the M62.

**Size:** 18.26 acres  
(668,646 sq ft)

**Developable land:**  
11.89 acres

**Potential units:**  
Up to 162,000 sq ft

**Classification:**  
Commercial

**Transport links:**

- Road: M62
- Rail: Brighouse rail station
- Airport: Leeds Bradford Airport and Manchester Airport

**Delivery date:**  
Site designated for employment in the Local Plan

**Tenure:** Freehold



Halifax town centre

## Kershaw Drive, Calderdale

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An attractive greenfield site located within the village of Luddendenfoot, five miles from Halifax town centre. Well-connected to public transport with good access to amenities, the land is currently classed as Grade 4-poor quality agricultural land.

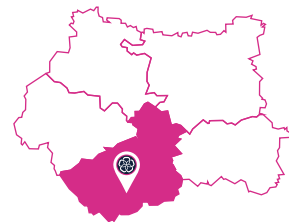
**Size:** 3.23 hectares

**Classification:** Residential

### Transport links:

- Road: A646/M62
- Rail: Mytholmroyd rail station
- Airport: Leeds Bradford Airport

# Kirklees



With a £9.7 billion economy, more than 15,000 businesses and an iconic heritage in textiles, Kirklees is an industrial powerhouse with strengths in advanced manufacturing and engineering, health and life sciences. Alongside excellent road and rail links, the £11 billion Transpennine Route Upgrade underpins and unlocks multiple regeneration schemes across the district.

## To support growth in Kirklees, we delivered

- 1 National Health Innovation Campus.
- 2 The A62 smart corridor programme.
- 3 Dewsbury Arcade.
- 4 Dewsbury Learning Quarter, Kirklees College.
- 5 Huddersfield Engineering Centre and the Process Manufacturing Centre at Kirklees College.



## The next transformational investment opportunities

### **Huddersfield Station to Stadium Enterprise Corridor**

Building on the University of Huddersfield's National Health Innovation Campus – and underpinned by Investment Zone status – we will bring forward up to 30 acres of high-quality employment land to attract health and life science businesses and create high value jobs.

### **Turnbridge Mills**

Strategically positioned close to the National Health Innovation Campus, major roads and the rail station, this site will support growth in health, wellbeing and advanced manufacturing sectors.

### **Heckmondwike bus station**

The £10.5 million Heckmondwike bus station will open in 2026 as the first Weaver Network bus station with additional bus stops, indoor seating, accessible facilities and a green roof with solar panels.

### **Dewsbury bus station**

Scheduled to open in 2027 as part of the Weaver Network, the £23 million project will create a modern bus station with improved passenger facilities, refurbished retail units and energy saving and environmental improvements, such as solar panels and a living roof.

### **New Waterfront**

Set in a waterside location between the River Colne and the Huddersfield Narrow Canal, with the town centre only a one-minute walk away, this development will create high-quality business space with direct rail links across the North.

### **Whitehall Road, Cleckheaton**

This site along the M62 corridor presents a significant opportunity for businesses within precision engineering and advanced manufacturing, leveraging the local strengths in these sectors.

### **Dewsbury Riverside**

3,000 new homes to the south of the town centre, creating a network of garden communities with new infrastructure and access to nature. Transport connectivity to this site will be unlocked through the Transpennine Route Upgrade.

### **A62 Cooper Bridge Corridor**

The £53 million scheme will help unlock housing growth across North Kirklees through infrastructure and highway improvements.



## New Waterfront, Kirklees

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New Waterfront represents an exciting commercial development opportunity for high-quality business facilities in an attractive waterside setting close to the heart of Huddersfield town centre.

Occupying a gateway location and nestled between the River Colne and Huddersfield Narrow Canal, the New Waterfront is within a one-minute walk of the town centre and within 5–10 minutes' walk of major bus and rail connections providing excellent links to Leeds (20 mins) and Manchester (30 mins).

**Size:** 2.5 acres with previous outline approval for 190,000 sq ft Grade A office space.

**Classification:**  
Commercial

**Transport links:**

- Road: M62 and M1
- Rail: Huddersfield rail station
- Airport: Leeds Bradford Airport and Manchester Airport

**Planning stage:** Available from summer 2027, outline permission previously secured but now expired

**Tenure:** Freehold



## Trinity West, Plot 2, Kirklees

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A significant redevelopment opportunity in a gateway location to Huddersfield town centre. Close to both the bus and rail stations with hybrid planning permission already secured.

Plot 2 is a 1.54-acre cleared development site with outline planning permission subject to height and massing parameters for up to 197 residential apartments in class C3 (or offices) with supporting parking numbers.

**Size:** 127,461 to 161,505 sq ft

**Classification:** Mixed use

**Transport links:**

- Road: M62 Junction 24, M1 Junction 40
- Rail: Huddersfield rail station
- Airport: Leeds Bradford Airport and Manchester Airport

**Deliverable date/  
planning stage:** Plot 2 outline planning permission secured

**Tenure:** Freehold



## Gasworks Street, Kirklees

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Located on the Huddersfield town centre ring road, the site represents a rare development opportunity within a key economic corridor for Huddersfield and West Yorkshire. Strategically positioned to support growth in innovative health and wellbeing and advanced manufacturing, the site is suited to a mix of office, R&D and manufacturing uses. It is part of the West Yorkshire Combined Authority's Spatial Priority Area, West Yorkshire Lifesciences Investment Zone and Kirklees Council's Station to Stadium Enterprise Corridor, representing one of the most strategic opportunities within the region.

**Size:** 6.8 acres

**Classification:** Industry, office, research and development

**Transport links:**

- Road: M62
- Rail: Huddersfield rail station
- Airport: Leeds Bradford Airport and Manchester Airport

**Deliverable date/  
planning stage:**

Designated priority employment area with no current planning permission

**Tenure:** Leasehold



## National Health Innovation Campus, Kirklees

The National Health Innovation Campus (NHIC) at the University of Huddersfield offers unparalleled opportunities for investors and partners looking to establish or expand in the health sector.

NHIC is a seven-acre site with planning permission for up to seven buildings with two now built. All phases have been and will be, constructed to the WELL building standard. The campus fosters collaboration and provides world-class facilities for health-related research, education and business development in health, medical technologies and associated services.

**Size:** Seven acres

**Total area:** Comprises seven buildings, and up to 160,000 sq ft (14,864 sq m) of education and health and life sciences floorspace, of which five of the seven plots remain available.

**Classification:** Education, health services and life sciences

### Transport links:

- Road: M62
- Rail: Huddersfield rail station
- Airport: Leeds Bradford Airport and Manchester Airport

**Deliverable date/ planning stage:** Planning permission granted for up to seven buildings

**Tenure:** Freehold



## SYNGENTA, Kirklees

Up to 20 acres of undeveloped land within Syngenta's secure manufacturing campus close to major roads and Junction 25 of the M62.

This opportunity offers extensive onsite utilities, an Upper Tier COMAH Site rating, CHP steam and electricity provision, laboratory and office facilities and permits for environmental and waste management compliance.

**Size:** 20 acres undeveloped land

**Classification:** Commercial/industrial

**Transport links:**

- Road: M62
- Rail: Huddersfield rail station
- Airport: Leeds Bradford Airport and Manchester Airport

**Delivery date:** Development-ready

**Tenure:** Leasehold



## Chidswell, Kirklees

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In a prime location between the M1 and M62, this is a major mixed-use site covering 120 acres. This opportunity brings forward 1,535 new homes, including affordable housing, alongside a vibrant local centre and a brand-new primary school. Chidswell also offers more than 1.3 million sq ft of high-quality employment space and is a prime site for manufacturing and engineering.

**Size:** Employment space area of 1,318,920 sq ft, total land area of 86.49 acres (35 hectares)

**Classification:** Mixed use

**Transport links:**

- Road: M1 and M62
- Rail: Dewsbury and Batley rail stations
- Airport: Leeds Bradford Airport and Manchester Airport

**Deliverable date/ planning stage:** The site benefits from a resolution to approve outline planning permission for a mixed-use scheme.

**Economic/regional impact:** Potential job creation of more than 1,900 FTE

**Tenure:** Freehold



## Lindley Moor East, Kirklees

This Enterprise Zone site is alongside the M62, half a mile from Junction 24, with 15.6 acres of greenfield land suitable for research and development, light industry, storage and distribution. With planning permission secured for over 160,000 sq ft of employment floor space across 11 units, development is scheduled to commence in 2026 with the first units ready for occupation in 2027.

**Size:** 15.6 acres

**Classification:** Industrial

**Transport links:**

- Road: M62 and M1
- Rail: Huddersfield rail station
- Airport: Leeds Bradford Airport and Manchester Airport

**Deliverable date/  
planning stage:**

Estimated delivery is within two to three years. Planning permission pending for mixed-use development with 160,000 sq ft of business and industrial space.

**Tenure:** Leasehold



*\*This is not an image of the site*

## Whitehall Road, Cleckheaton, Kirklees

A greenfield site along the M62 corridor and of strategic significance to the wider region. Whitehall Road is a prime opportunity to secure the delivery of industrial premises for precision engineering and advanced manufacturing – building upon the strengths of Kirklees and the wider region. Allocated for an estimated 860,000 sq ft plus of employment floor space (B Use Class operations) in the adopted Local Plan, the site has immediate access to the M62 and M606 via Junction 26.

**Size:** 58 acres  
(employment use)

**Classification:** Industrial

**Transport links:**

- Road: M62 and M606 Junction 26
- Rail: Cleckheaton and Bradford Interchange rail stations
- Airport: Leeds Bradford Airport and Manchester Airport

**Deliverable date/  
planning stage:** Allocated for employment in the Kirklees Local Plan



*\*This is not an image of the site*

## Bradley Park, Kirklees

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Bradley Park will be a high-quality, sustainable new community in the north of Huddersfield. It is one of the largest sites allocated for housing in the Kirklees Local Plan with an indicative housing capacity of around 1,958 homes, the majority of which would be owned by the Council.

The community will be served by high-quality green infrastructure across the development, alongside a new local centre, primary school and sports and leisure hub. Kirklees Council wants Bradley Park to set the standard for development across the district by demonstrating the Council's land assets can deliver quality housing for everyone.

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**Size:** 169 acres  
(68.4 hectares)

**Classification:** Residential

**Transport links:**

- Road: Via Bradley Road (A6107) to the south and Bradford Road (A641) to the west
- Rail: Huddersfield and Deighton rail stations
- Airport: Leeds Bradford Airport and Manchester Airport

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**Deliverable date/  
planning stage:** Planning and master planning stages, development timelines to be confirmed.

**Tenure:** Mixed

# Leeds

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Boasting an extensive talent pipeline, five world-class universities, a vast range of sectors and an economy worth £40 billion, Leeds is a hotspot for business, finance and technology.

## To support growth in Leeds, we delivered

- 1 A new rail station at Kirkstall Forge.
- 2 £46 million investment in Leeds rail station to create a multi-modal gateway including a pedestrian priority area, improved accessibility, segregated cycle lanes, a 700-space cycle hub and infrastructure for e-bikes.
- 3 The £200 million Leeds Public Transport Investment programme to improve public transport and active travel.

## The next transformational opportunities

### Leeds South Bank

The Government's shortlisting of the South Bank to be considered as a potential 'New Town' location adds to the real momentum in this area.

It includes Vastint's Aire Park and residential developments, as well as two major investments in cultural anchors – the Royal Armouries and

the opportunity for a new home for British Library North – and landmark regeneration schemes including Caddick's South Village.

### Northern Square Mile

Aiming to double the city's thriving financial services cluster to create an additional 50,000 new jobs in the finance and professional services sector. The strategic economic zone is closely linked to the ongoing development of the South Bank, accelerating the expansion of the city centre.

### Leeds Innovation Arc

Bringing together a series of innovation neighbourhoods, formed around the natural anchors of universities, the proposed adult and children's hospitals and major private sector partners.

Set across 150 hectares of the city centre, the Arc will stitch together some of the most significant innovation assets in the north of England.

### Leeds Innovation Village

A key area within the Innovation Arc and a flagship project of the West Yorkshire Health Innovation and Digital Investment Zone, it will offer offices, lab space and homes and accelerate high-growth sectors like HealthTech and MedTech.

The Old Medical School is a significant investment to accelerate delivery.

### **Elland Road**

A landmark 30-acre regeneration opportunity, anchored by Leeds United Football Club's ambitious plans to expand its stadium and create a vibrant, year-round destination for Leeds with the potential to unlock billions in the neighbourhood.

### **Temple Works**

A new major mixed-use development, with potential for housing, innovation space and other destination uses, including the opportunity for a new home for British Library North – this Grade I Listed building is a landmark regeneration scheme.

### **Leeds-Bradford Airport's Vision 2030**

Backed by £200 million in private investment, the strategy is to improve passenger experience and drive sustainable growth as the airport reaches an anticipated seven million passengers a year by 2030.

The aim is to create up to 5,500 new jobs and contribute £1 billion to the local economy. A new Parkway station will serve the airport and there are proposals for a 36 hectare North West Leeds employment hub.

### **Skelton Grange**

This site is an important industrial and logistics space, a 100MW battery energy storage system, energy and waste facility and a hyperscale data centre as part of Microsoft's recent next-generation AI investment in the UK. This puts Leeds in the global tier two for such facilities.

This will be part of a new AI Opportunity Zone that has the potential to become a major data and technology cluster and unlock skills, jobs and innovation opportunities.

### **Royal Armouries**

An ambitious refurbishment and redevelopment plan which will deliver a new riverside cultural heritage, events and conference space along with a new 150-bed hotel, providing a culture-led anchor for the regeneration of Leeds South Bank and guaranteeing the long-term sustainability of the Royal Armouries Museum.

### **Leeds rail station programme**

Ahead of the completion of the Transpennine Route Upgrade, this scheme will add a new bridge between platforms, a new southern entrance, an improved concourse and an extended platform 14 so the station can accommodate the increasing passenger demands for the busiest rail station in the north.



## Innovation Arc, Leeds

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Leeds Innovation Arc has a pipeline of £2 billion worth of development. It is home to some of the most significant innovation assets in the north of England, both public and private sector, including Nexus at the University of Leeds, and is a hub for an increasing number of innovative businesses, including SeeAI, Itecho Health and Atlas Endoscopy. The Arc plays a major role in developing the city's innovation pipeline, as well as bringing 3,000 new homes and enabling the release of a major strategic development site in the city.

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**Total site footprint:** 132 hectares with ambition for the creation of 200,000m<sup>2</sup> of innovation space, 220,000m<sup>2</sup> of public realm improvements and 3,000 new homes

**Classification:** Mixed-use – innovation, housing, culture

**Transport links:**

- Road: M621 connecting to the M62, the M1
- Rail: Leeds rail station

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- Airport: Leeds Bradford Airport
- Future Mass Transit connectivity

**Deliverable date/ planning stage:** Supplementary planning decision adopted

**Sustainability credentials:** Re-use of one million sq ft of heritage buildings



## Innovation Village, Leeds

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Leeds Innovation Village will be delivered across five hectares of land and existing buildings, unlocked by the construction of a new, digitally enabled hospital to develop a world-class hub for research, innovation and technology in health and life sciences.

Sitting alongside one of the largest Teaching Hospital Trusts in the UK and adjacent to the University of Leeds, this site offers the opportunity for a major new health innovation cluster building on the city's existing strengths in the sector. The first phase is already underway at the Old Medical School, which will be converted into a dedicated HealthTech Innovation Hub.

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**Total Site Footprint (sq ft):** 2.2 million sq ft, including 75,000 sq ft HealthTech hub at Old Medical School

**Classification:** Mixed-use

**Transport:**

- Road: M621 connecting to the M62, the M1
- Rail: Leeds rail station
- Airport: Leeds Bradford Airport
- Future Mass Transit connectivity

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**Deliverable date/ planning stage:** Pre-planning

**Sustainability credentials:** Development to be committed to high-specification environmental design principles



## Elland Road, Leeds

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A landmark regeneration opportunity, anchored by Leeds United, the club's ambitious stadium expansion will bring it in line with the nation's elite sporting venues, with the potential to unlock billions in investment across 30 acres of prime land.

This will generate significant employment opportunities through new commercial and leisure developments, including potential for a community sports arena, hotel accommodation, workspaces, residential development and educational facilities linked to sport, health and wellbeing.

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**Total site footprint (sq ft):** 30+ acres of surrounding Leeds City Council-owned land

**Classification:** Mixed-use

**Transport:**

- Road: M621 connecting to the M62, the M1
- Rail: Leeds rail station
- Airport: Leeds Bradford Airport
- Future Mass Transit connectivity

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**Planning:** Consented for stadium expansion. Planning statement for wider site published.

**Sustainability credentials:** Development to be committed to high-specification environmental design principles



## British Library North, Leeds

The Grade I Listed Temple Works sits at the heart of a landmark regeneration scheme, with the opportunity for its refurbishment and re-use as a new home for the British Library in the north of England. This will form the centre piece of a new major mixed-use development, with potential for housing, innovation space and other destination uses. The new facility will also be a significant asset in the city's growing innovation ecosystem, supporting researchers, small businesses and entrepreneurs.

Homes England are in discussions to acquire the property, with Leeds City Council owning significant land surrounding Temple to deliver wider regeneration ambitions.

**Total site footprint:**  
80,000 sq ft

**Classification:** Cultural, housing, innovation

**Transport:**

- Road: M621 connecting to the M62, the M1
- Rail: Leeds rail station
- Airport: Leeds Bradford Airport
- Future Mass Transit connectivity

**Deliverable date/ planning stage:**  
Pre-planning

**Sustainability credentials:**

Refurbishment of Grade I listed building



## South Bank New Town, Leeds

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The Government's shortlisting of the South Bank as a New Town location recognises the city's track record for delivering major housing infrastructure.

There is real momentum with Leeds South Bank, with the delivery of Vastint's Aire Park, and residential developments such as Points Cross, Tower Works and Iron Works. And there are plans in the pipeline which will add to the depth of the South Bank offer, including two major investments in cultural anchors – the British Library and the Royal Armouries – as well as landmark regeneration schemes such as Caddick's South Village.

**Deliverable unit size(s):** A significant new office district with 200,000 sq m of space. Up to 13,000 new homes across multiple new neighbourhoods.

**Classification:** Mixed use

### **Transport:**

- Road: M621 connecting to the M62, the M1
- Rail: Leeds rail station
- Airport: Leeds Bradford Airport
- Future Mass Transit connectivity

**Deliverable date/  
planning stage:**  
2026–2050



## National Poetry Centre, Leeds

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The flagship project of Poet Laureate Simon Armitage, creating a national home for poetry in Leeds secures the city's profile as a centre of cultural excellence.

The National Poetry Centre is working with the University of Leeds to breathe life back into a landmark heritage Grade II listed building, by opening it up for performance, creativity and co-working space, ranging from a 250-seat main auditorium to workshops and educational resource spaces. The centre will also have commercial spaces including a café, bookshop and conferencing capability with the potential to host large scale conferences and events, further establishing the venue's international significance.

**Classification:** Culture, commercial

**Transport:**

- Road: M621 connecting to the M62, the M1
- Rail: Leeds rail station
- Airport: Leeds Bradford Airport
- Future Mass Transit connectivity

**Deliverable date/ planning stage:** 2028



## East of Otley, Leeds

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This 30-hectare major mixed-use site can deliver 550 new homes and five hectares of employment land, for 450 jobs, with provision for a new primary school and green space. An integral component of the allocation is the delivery of the East of Otley Relief Road. The delivery of the site and associated infrastructure will bring several economic, social and environmental benefits for Otley.

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**Total site footprint:**  
30 hectares

**Deliverable unit size(s):** 550 new homes and five hectares of employment land

**Classification:** Mixed-use

**Transport:**

- Road: M1/M62
- Rail: Guiseley and Leeds rail stations
- Airport: Leeds Bradford Airport
- Future Mass Transit connectivity

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**Deliverable date/ planning stage:** 2030



## Campus Reimagined, Leeds

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The University of Leeds's emerging masterplan framework Campus Reimagined will shape the strategic development of the campus so that it supports the ambitions of the University now and in the future. The masterplan framework will further build on the University's role as a driver of innovation in the city and ensure the city's continuing attractiveness as a destination for students and graduates.

Working with the University of Leeds, the Council is considering ambitious proposals to stitch the campus into the city centre through the creation of new public spaces and opportunities for new innovation space.

**Size:** 41.5 hectares

**Classification:**  
Residential/  
innovation space

**Transport:**

- Road: M621 connecting to the M62, the M1
- Rail: Leeds rail station
- Airport: Leeds Bradford Airport
- Future Mass Transit connectivity

**Deliverable date/  
planning stage:**  
Project delivery over  
5–20 year window

**Sustainability  
credentials:** The creation  
of a welcoming, inclusive  
campus environment  
that embeds social  
and environmental  
sustainability as a  
guiding principle.



## Capitol Park, Leeds

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Ideally located close to Junction 28 of the M62, the expansion will create a total of 1.11 million sq ft of space for storage and distribution use (B2 and B8), with ancillary offices, as well associated infrastructure.

It is estimated the development would support the creation of around 1,890 gross direct, indirect and induced jobs, as well as 175 roles during construction.

**Size:** 4,138,200 sq ft  
(95-acres) unit size:  
1.11 million sq ft

**Classification:** Storage  
and distribution

**Transport links:**

- Road: Located next to Junction 28 of the M62
- Rail: Morley and Leeds rail stations
- Airport: Leeds Bradford Airport

**Deliverable date/  
planning stage:**  
Planning permission  
granted July 2022

**Sustainability  
credentials:** Development  
to feature high-  
specification and carbon  
net zero logistics



## Royal Armouries, Leeds

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The development of the Royal Armouries Tiltyard site will deliver a new multipurpose riverside conference and events facility along with the opportunity for a new 150 bed hotel to be delivered. The plan will support the long-term sustainability of Royal Armouries and will make a significant contribution to the economy of the city region, providing a culture-led anchor for the regeneration of Leeds South Bank, and could be a key catalyst to support the wider delivery of 6,000 potential new homes.

The redevelopment will drive footfall, create jobs, and provide many new and unique cultural, educational and business opportunities. An expanded facility would also match the city's aspirations to have a major conference centre.

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**Total site footprint:**  
26,000 sq ft

**Deliverable unit size(s):**  
3,500 sq m exhibition space, 150-bed hotel

**Classification:** Culture/  
conferencing

**Transport:**

- Road: M621 connecting to the M62, the M1
- Rail: Leeds rail station
- Airport: Leeds Bradford Airport

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**Deliverable date/  
planning stage:** Opening  
2031, Pre-Planning



## White Rose Office Park, Leeds

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The White Rose Park and White Rose Shopping Centre combine retail, leisure, education and office space. The area is home to global companies such as O2, Capita and the NHS, as well as major retail brands such as M&S, Next and H&M.

There are ambitions to take the park to carbon neutral status by 2030 and to double the footprint to create over 100,000 sq m of office space, retail, leisure and residential in a smart urban campus.

Initial plans include 12,077 sq m new green office development at Station Square and plans to transform the area into a magnet for business, skills and lifestyle.

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**Size:** 525,000 sq ft

**Classification:**  
Commercial

**Transport:**

- Road: M621 connecting to the M62, the M1
- Rail: Leeds and White Rose rail stations
- Airport: Leeds Bradford Airport

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**Deliverable date/  
planning stage:** Available

**Tenure:** Leasehold



## Skelton Grange, Leeds

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This site spans 48 acres and will feature 250,000 sq ft of Grade A industrial and logistics space, a hyperscale data centre, a 100MW battery energy storage system, and an energy and waste facility.

The hyperscale data centre project is part of Microsoft's recent investment in the UK and signals an AI Opportunity Zone in Leeds. Landowner Harworth has derisked the 165 acres of land through remediation and delivery of infrastructure. Alongside the opportunity for further data centre uses, the site has the infrastructure to support technology manufacture, lab space and other innovation uses.

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**Size:** Approximately two million sq ft

**Classification:** Industrial and logistics

**Transport:**

- Road: M1 and M62
- Rail: Leeds rail station
- Airport: Leeds Bradford Airport

**Deliverable date/ planning stage:** Data centre construction start 2027

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**Sustainability credentials:** 28 acres of land will also be returned to natural habitat alongside improved green travel infrastructure



## North West Leeds Employment Hub, Leeds

Located adjacent to Yorkshire's international gateway airport, the North West Leeds Employment Hub is one of the largest strategic employment sites available for investment, offering the potential to deliver at least 65,000 sq m of new floorspace.

Capitalising on its prime location, there is strong evidenced demand for a new hub focused on advanced manufacturing, particularly in green and aviation-related technologies, that will be developed in line with the Leeds Local Plan. The site will benefit from significant local infrastructure investment, with integrated road and rail connections designed to efficiently link people to jobs and businesses to markets.

**Total site footprint:**  
36 hectares

**Deliverable unit size(s):**  
up to 70,000 sq ft

**Classification:**  
Commercial

**Transport:**

- Road: M621 connecting to the M62, the M1
- Rail: Leeds rail station and plans in development for nearby Leeds Bradford Airport Parkway rail station

→ Airport: Leeds Bradford Airport

**Deliverable date/  
planning stage:** Phased  
10-year construction  
assumed start from 2028

**Tenure:** Freehold and  
leasehold opportunities  
to become available



*\*This is not an image of the site*

## East Leeds Extension, Leeds

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This scheme will deliver more than 4,000 new homes and supporting community infrastructure over four quadrants. The design promotes safe and healthy places through creating high-quality new homes set within attractive and connected green spaces and will have strong links to the existing local communities. New infrastructure links the existing Outer Ring Road at Red Hall to Junction 46 of the M1 through Thorpe Park.

**Size:** 24,963,200 sq ft

**Classification:** Residential and community infrastructure (primary schools, health provision, retail)

**Transport links:**

- Road: Located close to Junction 46 of the M1
- Rail: Leeds rail station
- Airport: Leeds Bradford Airport

**Deliverable date/ planning stage:** Red Hall – Full Planning submitted; Whinmoor Fields – Outline Planning approved; Morwick Green – Reserved Matters approved and on site; Pendas Beck – Outline Planning submitted



## Thorpe Park, Leeds

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A nationally significant mixed-use development in East Leeds, Thorpe Park offers major commercial and residential investment opportunities. The latest phase, announced by Scarborough Group, will deliver a further one million sq ft of new space, including a 555,000 sq ft logistics hub, new office accommodation and up to 450 homes.

Access to the East Leeds Orbital Road provides enhanced travel time from across the region and Thorpe Park will be further boosted with a new train station with associated park and ride facilities.

**Size:** Up to one million sq ft new commercial and 450 homes

**Classification:** Mixed-use

**Transport:**

- Road: Located next to Junction 46 of the M1.
- Rail: Leeds rail station and proposed new station at Thorpe Park
- Airport: Leeds Bradford Airport

**Deliverable date/  
planning stage:** Phased development underway

**Tenure:** Freehold and leasehold opportunities

**Sustainability credentials:** Energy-efficient buildings; integrated green space; sustainable transport access

# Wakefield

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With a £10.25 billion contribution to the national economy, Wakefield is a significant economic driver in the region and across the north. As identified through its emerging Economic Growth Plan, its strength in manufacturing, creative and logistics positions Wakefield as a critical supplier and enabler within the regional economy, underpinning supply chains and supporting growth.

To support growth in Wakefield, we delivered

- 1 Tileyard North, transforming the Grade II listed waterfront warehouses into a hub for business and creativity.
- 2 A new and improved £6 million bus station in Castleford.
- 3 The Wakefield Eastern Relief Road, unlocking the eventual delivery of more than 2,500 new homes on the edge of the city.

## The next transformational investment opportunities

### **Cathedral Quarter**

The Wakefield Cathedral Quarter development is an ambitious, once-in-a-generation regeneration opportunity aimed at transforming the city centre into a vibrant, sustainable, and modern space.

In partnership with Muse, this 10–15-year masterplan will replace underused buildings with a high-quality, mixed-use environment featuring more than 1,000 new homes, green spaces and enhanced leisure and cultural facilities.

### **Kirkgate Neighbourhood Gateway**

This exciting regeneration opportunity will see the creation of brand-new homes and public space in the city centre, increasing urban living opportunities. Following the acquisition and demolition of existing buildings, a platform for housing growth and development has been created and the project is progressing.

### **Old Westgate Station**

The transformative redevelopment of the old Westgate rail station, led by developer ION Developments in partnership with Wakefield Council, promises a major boost to the city's economy and regeneration.

This exciting opportunity will replace the long-vacant site with a high-quality 110-room hotel, designed to meet the growing demand from business travellers and tourists. By integrating with the surrounding area, including new green spaces, the development is set to create new jobs and enhance the city centre's appeal as a premier destination.

Supported by £8 million in government funding, this initiative represents a significant step forward in unlocking the potential of the Westgate gateway and strengthening the local hospitality sector.

### **Castleford town centre regeneration**

The Council is seeking to appoint a dedicated strategic regeneration partner to accelerate the long-term, 10–15 year transformation of Castleford, aiming to unlock its potential as a vibrant, sustainable and distinctive riverside market town.

The aim is to drive significant economic growth, boost footfall and deliver a mix of high-quality retail, commercial, leisure and residential developments that serve local needs. This will seek to harness Castleford's excellent connectivity and heritage, creating new jobs, building homes and enhancing the town centre to create a better future for residents and visitors.

### **Ferrybridge Knottingley Industrial Corridor**

Comprising several prime development sites, the Yorkshire Employment Hub site sits at the interchange of the A1(M) and M62 and delivers up to four million square feet of industrial use space. Mountpark Ferrybridge site offers good access to power and rail freight links making it an ideal location for high power and high movement needs.

### **Wakefield District Energy Network**

A £104 million partnership with Wakefield Council to provide clean, reliable heat to businesses and residents. As part of its drive towards net zero by 2038, Wakefield Council is exploring how it can use district heat networks to create reliable, affordable and clean energy for its residents and businesses.

### **Newton Bar Bus Depot**

The first, purpose-built Weaver Network bus depot on the former highways maintenance depot site will create a modern base for up to 125 electric buses, improving reliability and helping deliver cleaner, more efficient bus services in Wakefield. Sensitive design and introduction of landscaping will ensure the depot achieves an 'excellent' sustainability rating and minimise the impact on nearby residents.



## Kirkgate Neighbourhood Gateway, Wakefield

This ambitious regeneration opportunity will breathe new life into the area with the demolition of buildings, making way for a new platform for investment. This opportunity includes 80 new homes, 296 sq m of commercial space, public green space and parking.

**Size:** 2.97 acres

**Classification:** Mixed use

**Transport links:**

- Road: M1
- Rail: Wakefield Kirkgate rail station
- Airport: Leeds Bradford Airport

**Deliverable date/  
planning stage:**

Planning not yet submitted; project timeline 2026–2029

**Tenure:** Freehold



## Old Westgate Station, Wakefield

Reimagining the city centre with an exciting regeneration opportunity. These plans include a 3–4 star hotel and office space. This project will boost tourism, city centre footfall and create new jobs.

**Size:** 43,055 sq ft

**Classification:**  
Commercial

**Transport links:**

- Road: M1
- Rail: Wakefield Westgate rail station
- Airport: Leeds Bradford Airport

**Deliverable date/  
planning stage:** Planning application not yet submitted. Estimated delivery 2026–29

**Tenure:** Freehold



## City Fields, Wakefield

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The City Fields site in Wakefield is a mixed-use development strategically located near the M1 Junction 41 and Wakefield city centre. It offers flexible industrial and warehouse units ranging from 20,000 to 150,000 sq ft.

Forming part of a larger development including 2,500 homes, along with commercial and leisure spaces, this opportunity centres around remaining housing allocations, retail, industrial and warehouse units.

**Total site footprint:**  
2,745,000 sq ft

**Deliverable unit size:**  
1,250 to 150,000 sq ft

**Classification:** Mixed use

**Transport links:**

- Road: M62 Junction 30 and M1 Junction 41
- Rail: Wakefield Kirkgate and Wakefield Westgate rail station
- Airport: Leeds Bradford Airport

**Deliverable date/  
planning stage:**  
Planning in process

**Tenure:** Mixed



*\*This is not an image of the site*

## Havertop Lane, Five Towns SPA (Eastern), Wakefield

Havertop Lane is a proposed industrial development near M62 Junction 31, comprising 11 units for B2 and B8 uses. The site spans 15.8 hectares with a total floorspace of 49,200 sq m, offering units starting from 40,000 sq ft.

It is allocated for employment use, including research and development, industrial, and storage and distribution.

**Total site footprint:**  
1,700,000 sq ft

**Deliverable units:**  
528,000 sq ft

**Classification:**  
Commercial

**Transport links:**

- Road: M62 Junction 31
- Rail: Normanton rail station
- Airport: Leeds Bradford Airport

**Deliverable date/  
planning stage:** Outline planning permission sought for Class B2 and B8 uses (Application 19/01714/OUT awaiting decision)

**Tenure:** Mixed

**Development partner:** Marshalls



*\*This is not an image of the site*

## Langthwaite SPA (Eastern), Wakefield

The Langthwaite Grange Extension, located adjacent to the existing Langthwaite Business Park in South Kirkby, was part of the Leeds City Region Enterprise Zone programme, which supported the region's Strategic Economic Plan.

This large site is an opportunity to invest in the extension of this established employment location suitable for advanced manufacturing, creative industries and supply chain activities.

**Size:** 9.7 hectares

**Owner:** The site is in West Yorkshire Combined Authority ownership following acquisition in 2020

**Classification:**  
Commercial

**Transport links:**  
→ Road: Access via the B6422 White Apron Street, B6422 Barnsley Road, Langthwaite Road, Carr Lane junction

→ Rail: South Elmsall rail station  
→ Airport: Leeds Bradford Airport

**Deliverable date/ planning stage:** The site benefits from outline planning permission for up to 27,000 sq m of business and industrial units (Use classes E(g) (excluding offices), B2 and B8



## Knottingley Park, Wakefield

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Located close to major motorways, this is a prime development for industrial and warehouse use. With a focus on sustainability, it offers B1c, B2 and B8 usage. The project comprises three units with sizes ranging from 39,900–45,700 sq ft.

**Size:** 39,900 sq ft, 40,600 sq ft and 45,700 sq ft

**Classification:**  
Commercial

**Transport links:**

- Road: M62 Junction 33 and A1(M)
- Rail: Knottingley rail station
- Airport: Leeds Bradford Airport

**Deliverable date/ planning stage:** Detailed planning consent secured for B1c, B2, and B8 usage

**Tenure:** Mixed

**Development partner:** Caddick



## Mountpark Ferrybridge, Wakefield

This is a prime industrial site near M62 Junction 33, ideal for occupiers with high power needs. The site offers 5,243,100 sq ft with potential units up to 620,000 sq ft.

Strategic location near road and rail, with hybrid planning permission for B2 and B8 uses.

**Size:** 5,243,100 sq ft

**Classification:**  
Commercial

**Transport links:**

- Road: Close to M62 Junction 33
- Rail: Knottingley and Pontefract rail stations

**Deliverable date/ planning stage:** Outline permission granted for B2 and B8. Variation to allow a 206,543 sq m data centre approved January 2025 under B8 use. 38,172 sq m of B2 and 79,298 sq m of B8 available.

**Tenure:** Leasehold



## Yorkshire Employment Hub, Wakefield

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One of the north's largest employment sites, Yorkshire Employment Hub is located strategically at the interchange between the A1(M) and M62 Junction 33. The site boasts 4,000,000 sq ft designated employment land with the potential for single units up to 2 million sq ft.

Offering expansive space ideal for B2, B8, E(g)(ii), and E(g)(iii) use cases, the site supports industrial, logistics, research and development and large-scale manufacturing needs.

**Size:** 4,000,000 sq ft industrial development

**Classification:**  
Commercial

**Transport links:**

- Road: A1(M) and M62 Junction 33
- Rail: Knottingley rail stations
- Airport: Leeds Bradford Airport

**Deliverable date/  
planning stage:** The site is allocated in the development plan

**Energy:** Close to 33kv and 66kv network cables, but not actually on site

**Tenure:** Mixed



## Axiom, Wakefield

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This site, located near Junction 32 of the M62, is proposed for development as part of a major project for employment, logistics and manufacturing. Covering around 43 hectares and part of a larger initiative that includes improvements to local infrastructure, such as the £15 million upgrade to the Junction 32 roundabout linking Liverpool, Manchester, Leeds and Hull.

**Size:** Total site footprint: 5,141,920 sq ft  
Deliverable unit size: Up to 220,000 sq ft

**Classification:**  
Commercial

**Transport links:**

- Road: M62 and A1(M)
- Rail: Castleford rail station
- Airport: Leeds Bradford Airport

**Deliverable date/ planning stage:** Hybrid planning permission granted (Application No22/02485/HYB) for Class E, B2, and B8 uses in outline.

**Tenure:** Leasehold



## Switch 490, Wakefield

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Switch 490 offers one of the largest design and build opportunities in the north of England, situated at M62 Junction 31 within the established Wakefield Europort.

The site has excellent access to road, rail and sea transport and includes a cross-dock unit.

**Size:** 990,279 sq ft (total plot size) with 490,118 sq ft cross-dock unit

**Classification:**  
Commercial

**Transport links:**

- Road: M62 Junction 31
- Rail: Access to high-capacity inter-modal rail freight terminal
- Airport: Leeds Bradford Airport

**Deliverable date/ planning stage:** Full planning consent for B8 use approved; site preparation underway. Expected delivery within 12 months

**Tenure:** Leasehold



*\*This is not an image of the site*

## Castlegate, Wakefield

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A prime development site ideal for manufacturing, logistics and distribution strategically located at M62 Junction 30.

**Size:** Total site footprint of 2,100,000 sq ft. Deliverable unit size of 55,000 to 600,000 sq ft

**Classification:**  
Commercial

**Transport links:**

- Road: Direct access to M62 Junction 30 and proximity to M1
- Rail: Outwood rail station
- Airport: Leeds Bradford Airport

**Deliverable date/ planning stage:** A hybrid planning application was validated for the area of WDLP employment site ES14 to the south of Castlegate.

**Tenure:** Mixed



*\*These images are for illustration purposes only and may not be representative.*

# Let's talk

To learn more about each of the opportunities in this prospectus, please contact our team.

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