

# North Street mixed use development Keighley in the Bradford District

# Bradford.

## Development opportunities in Keighley Town Centre



### LOCATION:

– North Street, Keighley, BD21 3DF

### RAIL:

- 5 minute walk from Keighley Train Station
- Bradford to London 3hrs

### ROAD:

- 11 miles from M606 – Leeds 18 miles (45 mins)
- Manchester 38 miles (1hr 15 mins)
- Birmingham 137 miles (2hrs 40 mins)
- London 212 miles (4hrs)

### AIR:

- 12.5 miles from Leeds Bradford International Airport

### Project Status

With the opening of the new £35m Keighley Campus on the 6 September 2010 at Dalton Lane, Keighley. Leeds City College have now vacated adjacent buildings on North Street and Cavendish Street. These now belong to Bradford Council. The current strategy is for the Council to retain the smaller Cavendish Street building for adaptation to a managed workspace whilst, depending on market conditions, releasing the remainder of the sites for redevelopment.

### The opportunity

City of Bradford MDC intends to seek a development partner to bring forward a major development scheme at the former Leeds City College and Mechanics Institute, Keighley buildings on North Street/Cavendish Street Keighley. In addition to a mix of retail, leisure and residential space, the scheme will include a hotel to serve the growing business and tourism trade. This site provides one of the key development opportunities contributing to the delivery of the Airedale Masterplan.

### The location

Keighley is a vibrant multi-cultural market town, one of the three towns of Airedale, an area of outstanding landscape to the north west of Bradford, Road access to Bradford is via the A650 and the town centre's railway station provides good half hourly access to Leeds and Bradford. There is also a single daily direct service to London Kings Cross.

### Site details

The site lies at the junction of North Street and Cavendish Street, the historic core of the town with a range of retail and other uses. It is in close proximity to the main retail area (the Airedale Shopping Centre) and central car parks.

The site benefits from having a southerly aspect overlooking Town Hall Square and is at the junction of Keighley's two most impressive central streets. The site is approximately 1 hectare and is currently occupied by the existing College buildings, the former Mechanics Institute and the later 1960's addition.

Keighley is the principle town in the Bradford District after Bradford City Centre.

There is approval for 2.7m of funding for a heritage building improvement scheme on North Street the location of the project.

### Planning policy

The development will need to be designed and constructed in accordance with the following documents:

- Replacement Unitary Development Plan (and emerging LDF)
- Airedale Corridors: a masterplan and strategy for Airedale
- Keighley Town Centre Conservation Area Assessment



## North Street mixed use development Continued

### Market activity

The primary shopping area is the Airedale Shopping Centre with over 80 stores and parking for up to 450. Key occupiers include Marks & Spencer, Boots the Chemist, WH Smith and Next. Headline 'Zone A' rents are in the region of £85psf.

There is new developer interest in taking additional retail floor space within the town. Recognising the catchment and location of the town. Keighley has the potential to exploit a wide catchment area, which includes the affluent towns of Skipton and Ilkley, by diversifying its leisure and cultural offer. Keighley itself is witnessing major regeneration with the opening of the College campus in 2010, a new Asda store and the restoration of the 200,000 sq ft Dalton Mills complex for mixed use. This regeneration is guided by the Airedale Masterplan.

### Guiding principles for development

This is a prominent site in the core of Keighley and development will be of a high design quality. Any such development should seek to achieve a BREEAM 'Excellent' rating.

### Key partners

Airedale Partnership and City of Bradford Metropolitan District Council

### Procurement process & programme

Bradford Council plan to deliver the scheme by selecting a development partner for the site. A detailed development brief is currently being produced and it is envisaged that the opportunity will be put to the market in 2011. Leeds City College, Keighley vacated the buildings in November 2011 and all Council staff left the buildings in November 2011.

### If you are interested, contact:

Andy Taylor  
Delivery Manager  
Bradford Council  
+44 (0)1535 618095  
andy.taylor@bradford.gov.uk

Mike Cowlam  
Assistant Director of Economic  
Development and Property  
Bradford Council  
+44 (0)1274 434223  
mike.cowlam@bradford.gov.uk

**Summary**

- 1 hectare
- Prime location
- Mixed use development
- Easy access to Leeds & Bradford

