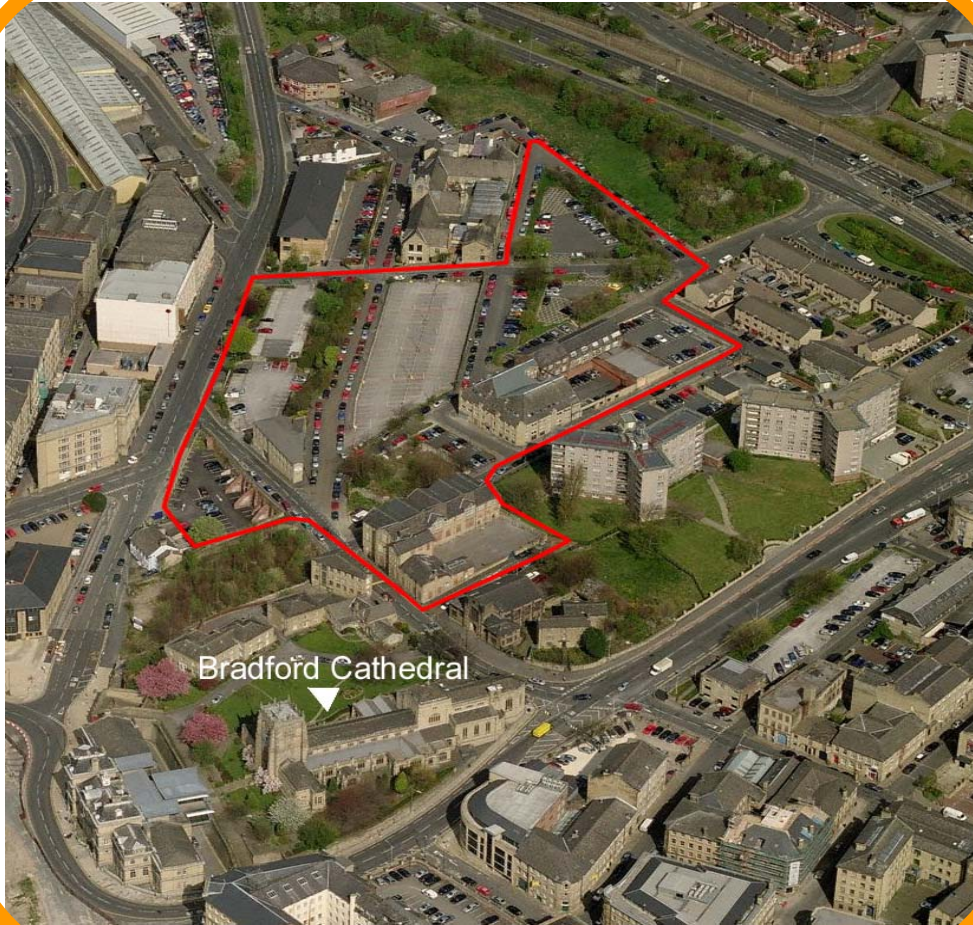


Cathedral Quarter Urban Village Bradford City Centre



Aerial View

Project Status

The £30m development opportunity comprises five individual sites, bounded by Priestley Street, Pine Street and Sun Street to the north of the site, North Street and Wellington Street to the east, Stott Hill to the south, and Bolton Road to the west. These individual sites are in the ownerships of both BMDC the private sector and the Cathedral. There are existing buildings on the site owned by the Cathedral, and they are looking to renovate these. One possible end user is the charity Mind. There are proposals to develop a small number of residential units for special needs accommodation. The site is approximately 5 acres in size.

LOCATION:

- Bolton Road, BD1

RAIL:

- 5 minute walk from 2 city centre train stations

- Bradford to London
3hrs

ROAD:

2 miles from M606

Leeds 9 miles
(25 mins)

- Manchester 40 miles
(1hr)

- Birmingham 130 miles
(2hrs)

- London 200 miles
(3.5hrs)

AIR:

- 7 miles from Leeds Bradford International Airport

The Opportunity

Bradford Metropolitan District Council (BMDC) intend to seek a development partner to bring forward the Cathedral Quarter Urban Village. The project seeks to maximise the potential of the Bradford Cathedral Quarter. The area is one of the few locations identified as suitable for townhouse-type development and thus could help broaden the residential mix offered by the city centre and bring forward a unique development.

Investment Value

c. £30 million.

Planning Policy

Background

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

- . Replacement Unitary Development Plan
- . Emerging City Centre Area Action Plan (new LDF)
- . Bradford Centre Regeneration Masterplan
- . Bradford City Centre Design Guide (and Bradford Design Agenda)
- . Channel Neighbourhood Development Framework.

The Location

Bradford is situated at the mid-point of the M62 Motorway, at the heart of the north of England. With a regeneration programme underway, spearheaded by BMDC, the city centre is witnessing a true transformation.

Site Details

The development opportunity comprises five individual sites, bounded by Priestley Street, Pine Street and Sun Street to the north of the site, North Street and Wellington Street to the east, Stott Hill to the south, and Bolton Road to the west. These individual sites are in the ownerships of both BMDC and the private sector. The site is approximately 5 acres in size.



Cathedral Quarter Urban Village

Bradford City Centre Continued

Guiding Principles for Development

The impact of this development will be to join the Cathedral Centre with the Cathedral Precinct, and to complement the maturing Little Germany and future Channel Waterside Village.

Basis of Partnership

The Preferred Developer will enter into a development agreement with BMDC.

Market Activity

A number of major projects are now well underway or recently completed which demonstrates that regeneration in the city centre is well into its delivery phase. Good progress is being made on site at the £24m City Park which will deliver world class public realm and the £40m Student Village (now named The Green) has been rated as BREEAM outstanding delivering high quality accommodation for over 1,000 students.

It was completed in August 2011. The development partners formally launched the project in September as part of the British Science Festival that was hosted by the University of Bradford this year.

With respect to completed developments, the recently completed £50m Southgate scheme now provides new head-quarter offices for Provident & Financial and also includes a 3 star Jury's Inn hotel.

Procurement Process & Programme

BMDC plan to deliver the unique Cathedral Quarter Urban Village by selecting a development partner for the site. It is envisaged that the public sector might need to provide some commitment to a development partner to undertake site assembly. This may come through the employment of compulsory purchase powers. BMDC are keen to discuss the opportunity with interested parties in advance of a development timetable being agreed.

Interested then call:

Andy Taylor

Economic Development

Programmes Manager

Department of Regeneration

Bradford Metropolitan District

Council

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SUMMARY:

- 5 acres

- Prime location

- Currently mixed use private car parks, industrial units

- Local amenities: hotels, bars, cinema and restaurants