

LS11
Leeds

 Aire
Gardens





Introduction

Just a short walk from Leeds Train Station and the city's commercial core, Aire Gardens offers a distinctive balance of vibrant city living and rare natural space. Located adjacent to the South Bank regeneration and moments from the emerging Aire Park, the development forms part of a growing residential neighbourhood helping to redefine the future of Leeds city centre.

Taking its name from the nearby River Aire - and the waterways that flow through the surrounding gardens and tree-lined parkland - Aire Gardens presents a collection of design-led city apartments set within a rare park-side setting at the heart of the city. The architecture has been carefully conceived around a central open-air atrium, creating a light-filled communal space that reflects the surrounding parkland and brings a sense of openness and calm into the heart of the development.

Aire Gardens reflects its distinctive location within Leeds City Park, placing residents within immediate reach of the city's financial district, retail core and major transport links while benefiting from the momentum of one of the UK's most ambitious regeneration programmes.

About the developer

Aire Gardens is brought to you by Hilton Developments, part of Sekhon Group - a privately owned collection of property and development companies led by Iqbal Sekhon.

Over the past decade, the group has established a strong reputation as a dependable and results-driven developer, delivering a growing portfolio of residential schemes and positioning itself as one of the leading development groups operating across West Yorkshire and Leeds.

Each development is underpinned by careful site selection, disciplined financial planning and a commitment to creating homes that respond to their environment and the evolving needs of modern urban living.

For the first time, a development from their premium luxury brand, Hilton Developments, is being made available for buyers to purchase off-plan. Historically, all such projects have been kept solely for their own portfolio, making this an exceptionally rare opportunity.

As Sekhon Group continues to expand its development activity across West Yorkshire, Aire Gardens at Leeds City Park represents an important step in bringing its expertise into one of the North's fastest-growing cities and forming part of the broader South Bank regeneration neighbourhood.

Aire Gardens represents a rare opportunity to create homes within a park-side setting at the heart of Leeds city centre. Our ambition has been to design a development that reflects both the character of the surrounding landscape and the energy of a growing city, creating a place that will form an important part of Leeds' evolving South Bank neighbourhood.

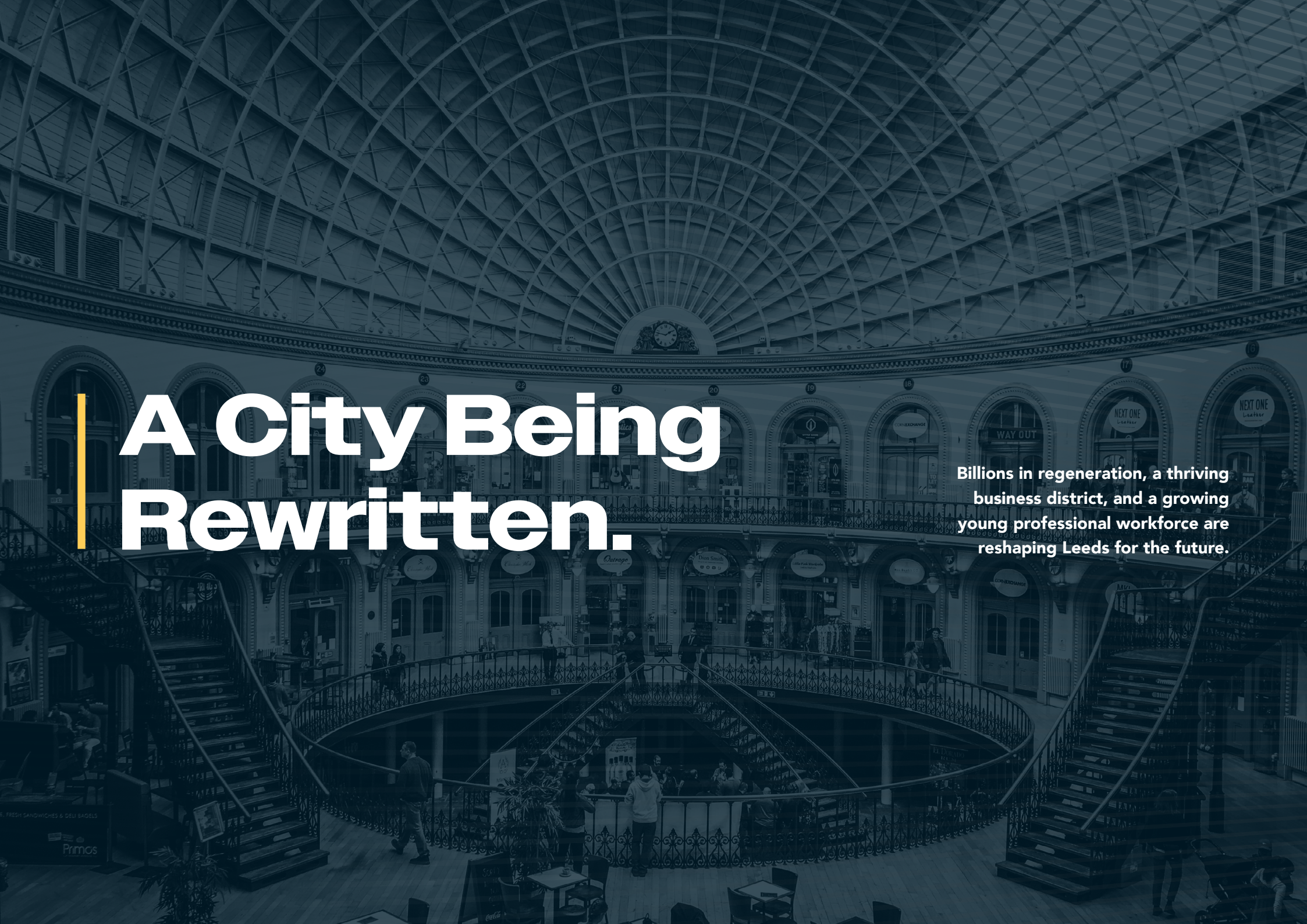
Iqbal Sekhon
Sekhon Group



SEKHON GROUP
OF COMPANIES



STODDART
ARCHITECTURE



A City Being Rewritten.

Billions in regeneration, a thriving business district, and a growing young professional workforce are reshaping Leeds for the future.

Leeds

Once built on manufacturing, Leeds has successfully repositioned into a modern, service-led economy driven by finance, digital industries and professional services. The city has firmly established itself as one of the UK's leading regional cities, combining its economic strength and strategic importance with a vibrancy that appeals to a growing population of young professionals choosing Leeds as their home.

As the largest financial and legal centre outside London, Leeds plays a critical role in the UK economy, attracting major national and international firms alongside a growing base of innovative technology businesses. This economic diversity has created resilience, supporting consistent growth across multiple sectors.

The city's population is nearing 800,000, with continued expansion driven by inward migration, graduate retention and a strong employment market. Its central location within the UK, combined with excellent rail connectivity, places Leeds within easy reach of key cities across the North, reinforcing its role as a major commercial and cultural hub.

Ongoing regeneration, infrastructure investment and city centre expansion are transforming Leeds into an increasingly modern and globally competitive destination. With a strong identity, a growing economy and a clear trajectory, the city continues to strengthen its position as one of the UK's most important urban centres.



Leeds Key Metrics

800,000

Population

One of the UK's largest and fastest-growing regional cities.

70,000

Students

Three major universities underpin a strong pipeline of graduate renters.

25M

Annual Visitors*

A major retail, cultural and leisure destination within the North

1hr 59m

to London

A reflection of Leeds's strong hospitality sector and affluent resident and visitor base.

40%

Graduate Retention

A significant proportion of students remain in Leeds after graduation.

£64.6bn

Economy**

One of the most diverse and productive regional economies in the UK.

5-8%

Rental Yields

Average yields are comfortably above the national average.

28.2%

Projected Growth by 2029

Strong long-term capital growth expectations for the Leeds market.
(Source: Savills Residential Forecast)

* Leeds City Council Tourism Data

** Office for National Statistics



Key Fundamentals

Leeds presents a compelling case for property investment, supported by sustained rental demand and a structurally undersupplied housing market.

A key driver is the city's young and growing population. With approximately 70,000 students across its three universities, and around 40% choosing to remain after graduation. Leeds benefits from a consistent flow of renters moving into professional employment. This creates long-term demand for well-located, high-quality accommodation.

This demand is underpinned by a strong and diverse employment base. Leeds is home to major organisations across financial services, professional services, government and the digital economy, including Lloyds Banking Group, PwC, KPMG, EY, Deloitte, HMRC and NHS Digital. Alongside these established employers, a rapidly expanding fintech and digital sector continues to attract high-skilled workers into the city.

At the same time, housing supply has struggled to keep pace with population growth and employment expansion. Limited new home supply, combined with rising demand, has placed upward pressure on

rental values and occupancy rates across both the city centre and key commuter areas.

This imbalance between supply and demand provides investors with the foundations for stable rental income and the potential for long-term capital growth, positioning Leeds as one of the UK's most resilient regional property markets.



direct line



centrica



 Yorkshire Bank



An aerial photograph of Leeds, UK, at dusk. The city's skyline is visible, with the prominent clock tower of the Leeds Town Hall standing out against the twilight sky. The foreground shows a mix of historic and modern buildings, including a large, light-colored classical building. The text 'Leeds. The Capital of the North's Next Chapter.' is overlaid in large, white, sans-serif font. A vertical yellow bar is positioned to the left of the text.

Leeds. The Capital of the North's Next Chapter.

A city built on industry and now
driven by finance, technology,
and a rapidly expanding
professional population

A City That Thrives By Day

By day, Leeds offers a vibrant mix of shopping, culture and sport. The historic Victoria Quarter and Leeds Corn Exchange are home to boutique retailers, cafés and independent brands, creating one of the most distinctive retail experiences in the North.

Sport also plays a major role in the city's identity. Home to Leeds United and Leeds Rhinos, Leeds attracts passionate crowds year-round, adding to the city's energetic atmosphere and strong sense of community.



Electric Evenings

Leeds is widely recognised as one of the UK's most exciting nightlife destinations, with a vibrant mix of cocktail bars, restaurants and late-night venues concentrated within its walkable city centre.

At the heart of the scene is Call Lane, famous for its independent bars, rooftop terraces and buzzing atmosphere that draws young professionals and visitors throughout the week. Popular spots such as The Alchemist and The Green Room sit alongside high-end dining destinations including The Ivy Victoria Quarter and Tattu, giving the city a nightlife scene that rivals many larger UK cities.





Where Northern Growth Meets Long-Term Opportunity.

With one of the UK's largest financial centres outside London, Leeds continues to attract talent, investment, and sustained rental demand.

The Location

Nestled between Aire Park and the South Bank regeneration district, Aire Gardens is perfectly placed to benefit from one of the most exciting transformations in any UK city.

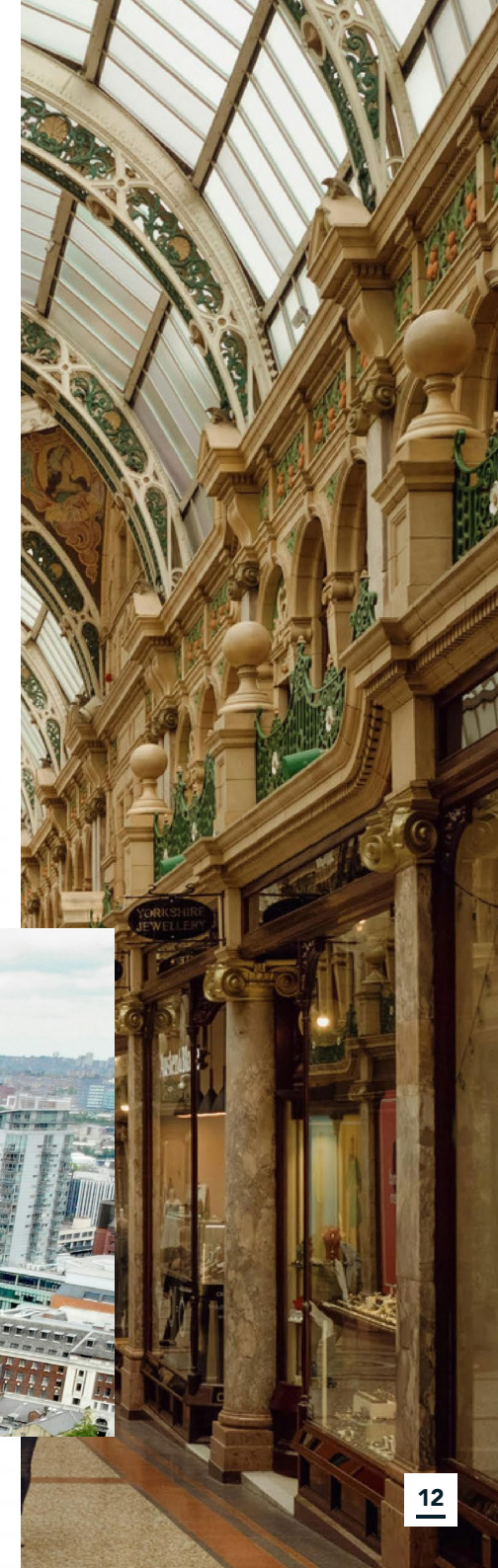
Significant investment is reshaping the south side of the city, with new residential communities, commercial space and public realm combining to form one of Leeds' most vibrant and fast-evolving districts.

Leeds Train Station is just a short walk away, offering excellent connectivity across the region. The city's financial district, retail core, dining scene and cultural venues are all within easy walking distance, creating a

lifestyle that combines convenience, connectivity and a vibrant urban atmosphere.

The surrounding area continues to attract businesses, residents and investment, supporting long-term growth and demand.

At the centre of this transformation is Aire Park, a landmark new city-centre park and one of the largest public green spaces of its kind to be delivered in the UK. Just moments away, it introduces a rare sense of openness and lower-density living, creating a more balanced urban environment that appeals to both residents and long-term investors.



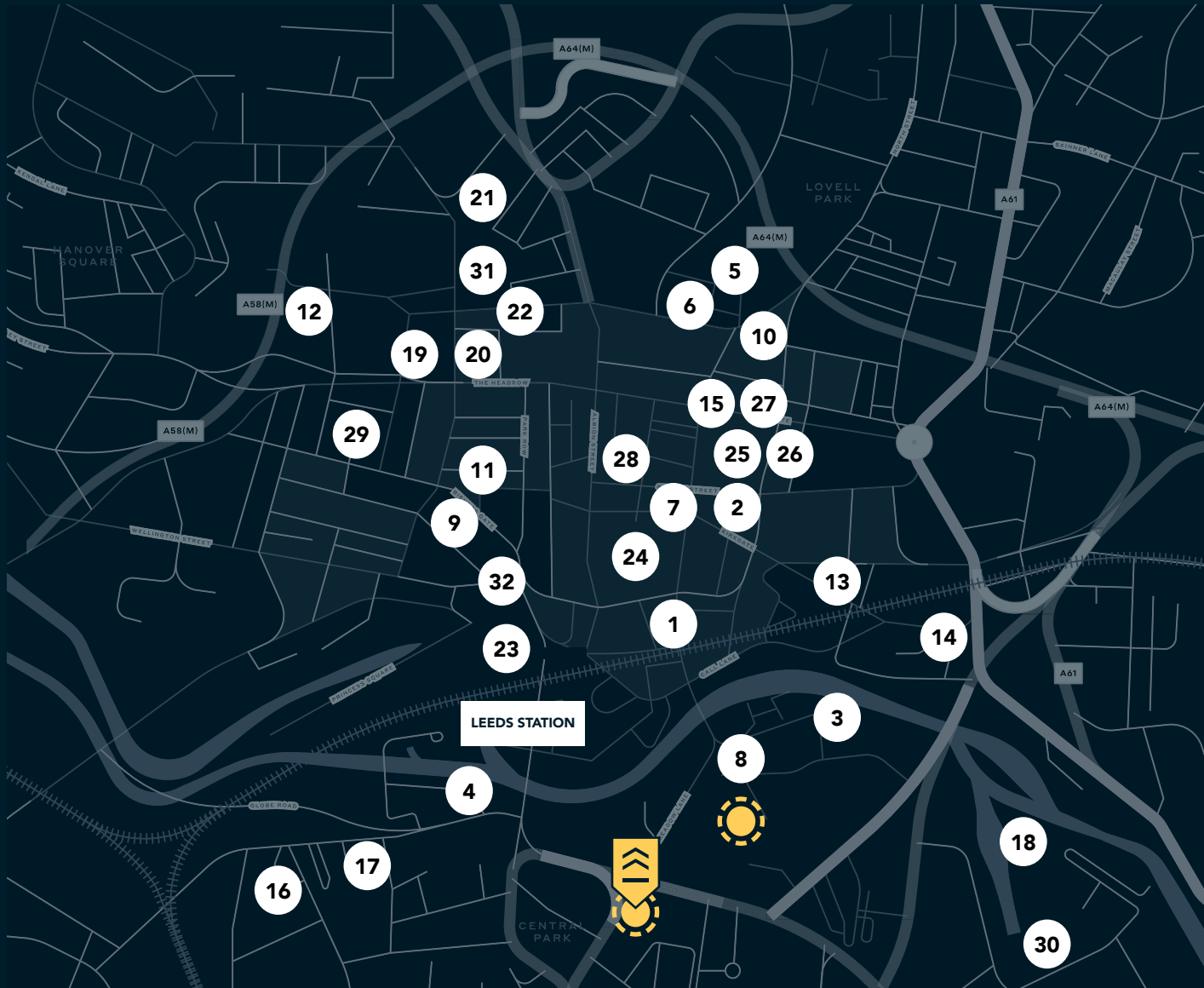
The Location



Aire Gardens



South Bank Regeneration



BARS & RESTAURANTS

1. Call Lane
2. The Ivy Asia Leeds
3. HOME
4. Water Lane Boathouse
5. Blind Tyger
6. Belgrave Music Hall
7. Whitelock's Ale House
8. The Adelphi
9. BOX Leeds
10. OHANA
11. Tattu
12. FINT
13. Duck & Drake
14. The Palace
15. Headrow House
16. Northern Monk Refectory
17. The Midnight Bell

CULTURE

18. Royal Armouries Museum
19. Leeds Town Hall
20. Leeds Art Gallery
21. Civic Hall
22. The Electric Press
23. The Queens Hotel

RETAIL

24. Trinity Leeds
25. Victoria Quarter
26. Victoria Leeds
27. County Arcade
28. Albion Place

PARKS & GARDENS

29. Park Square
30. Leeds Dock
31. Millennium Square
32. City Square



The Development

Comprising 98 contemporary apartments, Leeds City Park offers a modern residential development designed to meet the growing demand for high-quality city centre living within Leeds' expanding South Bank district.

The scheme features a collection of thoughtfully designed one-bedroom apartments ranging from 431 to 793 square feet, delivering efficient layouts, natural light and modern interior finishes suited to both professionals and long-term residents.

At the heart of the development sits a striking atrium space featuring a retractable roof, creating a distinctive communal environment that enhances natural light and encourages interaction between residents.

The development has been carefully designed to balance private living spaces with high-quality shared amenities, delivering a lifestyle-focused residential offering within one of the city's most exciting regeneration zones.

Completion is anticipated in Q2 2028.

Amenities

Leeds City Park offers a range of resident facilities designed to enhance everyday living and create a strong sense of community within the building. At the centre of the development sits a unique atrium space with a retractable roof, providing a striking architectural feature and a naturally lit communal environment for residents to enjoy throughout the year.

Additional amenities include a fully equipped residents' gym, dedicated communal work and social spaces, and a range of leisure areas designed to support modern city lifestyles.

Resident Amenities:

- Residents' gym
- Communal residents' lounge
- Dedicated residents' dining area
- Residents' games room
- Communal social areas
- Central atrium with open air roof



Specification

98

Apartments

431-793sq ft

Apartment sizes

999

year lease

Low

Service Charge

20/80

payment structure

Q2 2028

Anticipated completion

Specification highlights:

- Mechanical Ventilation with Heat Recovery (MVHR) system per apartment
- Wi-Fi-enabled electric panel heaters
- Herringbone luxury vinyl tile flooring throughout
- Integrated Bosch appliances (or similar quality)
- Premium Units to have Underfloor heating





For more information on pricing, availability, full specifications, and floor plans, contact your consultant.

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