

LEEDS SOUTH BANK

LS11 · LS10 · LS1

253 hectares of former mills, foundries and goods yards south of the River Aire, being rebuilt into a second city centre. Leeds station is a walk, not a journey. [1] [2]



ABOUT THIS SAMPLE

A working demonstration, not a live client project. The opposite of our market-town sample in almost every way — a city, not a town; renters and first-time buyers on a commute.

THE FORMAT /// THREE CLAIMS

01	Every claim sourced	Council, operator, transport authority and museum sources. Numbered references run to a full appendix. Anything unverifiable was left out.
02	Written for a working week	The centrepiece is not a day out. It is a Tuesday — the gym, the commute, where lunch comes from, and the last train home.
03	Built to your brand	Amber on black here; a serif almanac for our Dorset sample. The format bends to the scheme — that is the point of commissioning it.

CONTENTS /// NO TWO GUIDES SHARE ONE

▶ At a glance · the commute · getting about	▶ Culture · the green · the Leeds year	Image areas marked on these pages carry your development CGIs and commissioned photography in production — we shoot and license it outright for £450.
▶ The working neighbourhood · day to day	▶ A weekday, hour by hour · Thursday night · a Saturday	
▶ After work · sport and outside	▶ The next five years · who it suits · sources	

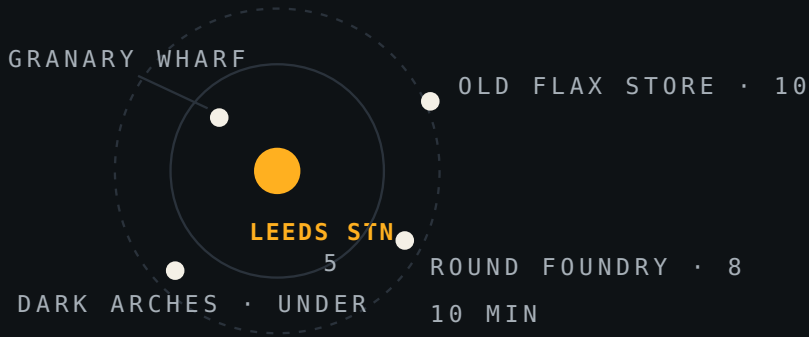
>> NOTE Everything checked August 2026, and dated. Rail times, opening hours and construction dates move; a live guide is re-verified annually.

AT A GLANCE

HEADLINE BOARD

1 ^H 59	47 ^M	22 ^M	8 ^{MIN}	253 ^{HA}	700
LONDON · FASTEST	MANCHESTER	YORK	WALK TO STATION	THE FRAMEWORK	NEW TREES · AIRE PK

MINUTES ON FOOT /// SCHEMATIC, NOT TO SCALE [9] [10] [13] [14]



EVERYTHING ON THIS DIAGRAM IS SOUTH BANK. THE VALLEY FLOOR IS LEVEL, SO MINUTES ARE HONEST MINUTES. [1]

STATION → DESK: 8 MIN
STATION → PINT: 0 MIN

THE RECORD

DIST	The district	Regeneration area south of the River Aire, set to roughly double the size of the city centre [1] [2]	253 HA
GOV	Local authority	Leeds City Council; West Yorkshire Combined Authority for transport [1] [6]	LEEDS
PARK	New city park	Aire Park by Vastint UK — 24-acre scheme, about eight acres public green, 700 new trees [3] [7] [8]	8 AC
MUSE	National museum	Royal Armouries Museum at Leeds Dock [11]	FREE
BOAT	Water taxi	Leeds Dock to Granary Wharf, per ride [12] [13]	£1

>> NOTE South Bank is walkable to the station in a way almost no other UK regeneration district is. That single fact does more selling than any adjective.

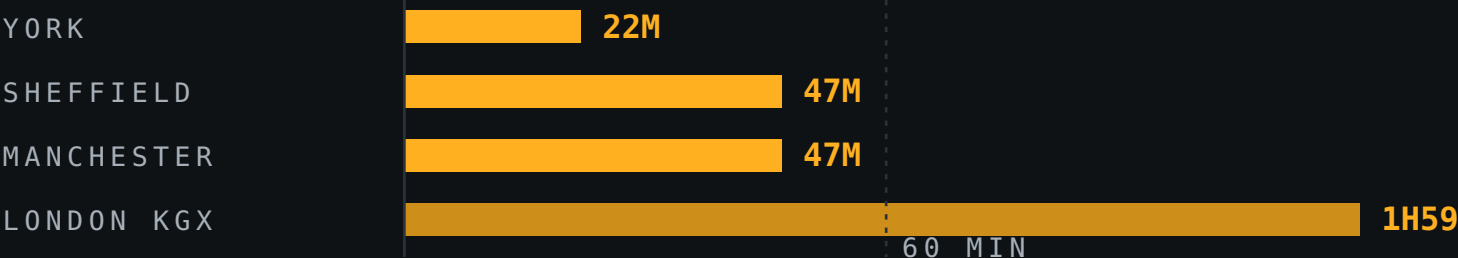
THE COMMUTE

Leeds is a through station on the East Coast and TransPennine routes, which is why the timetable is thick rather than clever. You are rarely waiting long for anything.

DEPARTURES /// BY RAIL FROM LEEDS STATION

1H59	London King's Cross	LNER, roughly hourly. Typical journey about 2h12 [4] [5]	~42 A DAY
47M	Manchester Piccadilly	About 1h18 on an average service; which train you catch matters [5]	331 A DAY
47M	Sheffield	Northern fast service [5]	DIRECT
22M	York	Closer in time than plenty of Leeds suburbs are by bus [5]	260+ A DAY

JOURNEY MINUTES /// FASTEST SCHEDULED SERVICE [4] [5]



Bar length proportional to fastest journey time from Leeds station. London typical is nearer 2h12. [4] [5]

FROM THE DOOR

The Round Foundry and Marshall's Mill estate in Holbeck is an **eight-minute walk** from Leeds station; Northern Monk's Old Flax Store is about ten. Most of South Bank sits inside that band. [9] [10] [14]

>> **ADVISORY** TransPennine Express changed its timetable on 17 May 2026, with some Manchester and Yorkshire times moving. Anything printed before that date is out of step. [5]

Fastest times are the quickest scheduled service, not typical of every departure. Check National Rail or the operator before travelling. Checked August 2026. [4] [5]

GETTING ABOUT

MODES

FOOT	Everything is flat	The valley floor either side of the Aire is level ground; the towpath and river crossings connect most of South Bank without a hill [1]	LEVEL
BOAT	The water taxi	Leeds Dock to Granary Wharf beside the station. Slower than walking, better than walking [12] [13]	£1 / RIDE
BIKE	Storage and showers	Provided across the Round Foundry estate — the local norm rather than the exception [9]	ON SITE

PLANNED, NOT BUILT /// STATUS HONESTLY ATTACHED

West Yorkshire mass transit. A £2.5bn tram network is being developed by the Combined Authority — a Leeds line proposed between St James's Hospital and the White Rose Centre, and a second line to Bradford. The outline case goes to government during 2026, with further consultation the same year. Construction is targeted from 2028; completion is currently expected in the mid-to-late 2030s. [6]

[CONSULT 2026] [SPADES TGT 2028] [OPEN MID-LATE 2030s]

>> **WHY WE SAY IT THIS WAY** A tram is a reasonable thing to mention and an unreasonable thing to imply. No route is consented and no date is fixed. Claims about future infrastructure are where sales material overreaches, and where the regulations bite.

>> **NOTE** The Dark Arches under the station are a shortcut, not a detour. Granary Wharf sits directly beneath the platforms, so wet-weather routes into town barely see daylight. [13]

THE WORKING NEIGHBOURHOOD

For a buyer whose commute is ten minutes on foot, who else works here matters more than it would anywhere else. Holbeck's mills were converted for offices twenty years before the flats arrived.

THE ESTATE

Round Foundry & Marshall's Mill. Former flax mills and engineering foundries from the late 18th and early 19th centuries. Marshall's Mill reopened as offices in 2001, the Round Foundry in 2003. Marshall's Mill is Grade II* listed, the Round Foundry Grade II. About a hundred companies work across the two, from single-person start-ups to multinationals, with bars and independent cafés in the courtyards between. [9] [10]

[GRADE II*] [COMPANIES ~100] [SHOWERS + BIKE STORE]



TEMPLE WORKS, HOLBECK /// THE GRADE I FLAX MILL

EMPLOYERS IN AND AROUND /// A SAMPLE, NOT A DIRECTORY [10]

- | | | |
|--------|------------------------|---|
| ▶ Jet2 | ▶ AECOM | ▶ SD Worx |
| ▶ Asda | ▶ Eversheds Sutherland | ▶ x+why and the Marshall's Mill hub — flexible desks [10] |

>> **NOTE** The courtyards are the giveaway: cafés busy at nine, bars busy at six — a neighbourhood, not a business park.

BUILDING NOW /// 375 homes on Water Lane, including 19 affordable, rooftop gardens and community space. Started October 2023; completion expected April 2027. [14] [15]

DAY TO DAY

UNDER THE STATION /// GRANARY WHARF

A canalside cluster directly beneath the platforms, in and around the Dark Arches. Bars, cafés and food from late morning into the evening — the closest thing South Bank has to a front room. [13]

SALT	SALT Granary Wharf	craft beer, Middle Eastern street food, cocktails on tap [16]	12–23 M–TH
OOTW	Out of the Woods	independent café; sandwiches, soups, coffee, locally sourced [13]	DAYTIME
HOP	The Hop	cask and craft under the Dark Arches, pizza, live music [13]	ARCHES
ARCH	Archie's Bar & Kitchen	canalside [13]	–

PUBLISHED HOURS /// CHECKED AUG 2026 [11] [16]

12–23	SALT · Mon–Thu	to midnight Friday and Saturday, 9pm Sunday	[16]
10–17	Royal Armouries · Tue–Sun	term time; closed Mondays; free all year	[11]

>> **NOTE** Granary Wharf is under cover. In a Leeds January that is not a small detail — flat to table and back without a coat getting wet.

>> **DOORSTEP** Northern Monk's Refectory pours twenty taps of beer brewed on the floor below, in the listed Old Flax Store, about ten minutes from the station. [14]



LEEDS DOCK /// THE WATER TAXI RUNS FROM HERE

AFTER WORK

The distinguishing feature of this district: the after-work options are on the same side of the river as the flat. Nothing here requires a taxi home.

THE CIRCUIT /// A SHORT WALK, ROUGHLY

GRNW	Granary Wharf	canalside bars and food beneath the station, under cover [13]	UNDER COVER
SALT	SALT Granary Wharf	craft beer and Middle Eastern street food; cocktails on tap [16]	TO 24 FR-SA
HOP	The Hop	cask and craft in the Dark Arches, pizza, live music [13]	LIVE MUSIC
DOCK	Leeds Dock	waterside cluster; water taxi back to Granary Wharf [12]	£1 BACK
PLAY	Leeds Playhouse	bar and Playhouse Kitchen, Level 2 [17]	[17]
TETL	The Tetley building	former brewery HQ; the pub continues under Kirkstall Brewery [18]	[18]

THE ANCHOR

Northern Monk Refectory, Holbeck. Twenty taps of beer brewed downstairs, in a listed former flax store with a garden in front of it. Ten minutes from the station on foot, and rather less from most of South Bank. [14]

[TAPS 20] [BREWED ON SITE] [LISTED MILL] [GARDEN]

>> NOTE Leave by the towpath rather than the road. It is the same walk, three minutes longer, and an entirely different evening.

SPORT AND OUTSIDE

MATCH DAY /// FROM THIS POSTCODE

2.0MI	Elland Road	Leeds United, in Beeston. Match days: the R2 shuttle from Sovereign Street — a street inside this district — from 90 minutes before kick-off, 10–15 minutes, £3 return [19]	R2 SHUTTLE
2.5MI	Headingley Stadium	Yorkshire CCC and Leeds Rhinos share the ground. Harrogate line to Burley Park or Headingley, then a short walk [20] [21]	2 CLUBS

FROM THE DOOR

- ▶ The Aire towpath — level and continuous, out of the city in either direction
- ▶ Aire Park's dedicated exercise routes, once the full scheme completes [7] [8]
- ▶ Showers and bike storage across the Round Foundry estate [9]

>> **NOTE** The flat ground is the point. A river valley floor means you can run from the door without deciding, first, how much hill you are willing to take on.



GRANARY WHARF /// STREET LEVEL

Match-day transport arrangements, fares and kick-off times change each season. Checked August 2026. [19] [20]

CULTURE AND WHAT'S ON

A national museum, a producing theatre and a contemporary art organisation, all south of the river or minutes over it.

FREE

Royal Armouries Museum

the national collection of arms and armour, at Leeds Dock. 10–5, Tue–Sun term time, closed Mondays [11]

LEEDS DOCK

L2

Leeds Playhouse

one of the north's major producing theatres; bar and kitchen on Level 2 around performances [17]

[17]

2023

Yorkshire Contemporary

the charity formerly known as The Tetley. Its gallery closed 17 December 2023 and the organisation rebranded; it now programmes across the city [18] [22]

CITY-WIDE



ROYAL ARMOURIES /// FREE, TUE–SUN

COMING /// WORTH WATCHING, STATUS ATTACHED

Temple Works and British Library North. Government funding has been committed to the historic Temple Works flax mill in Holbeck, intended to become the home of a British Library North. [23] [24]

[**FUNDING** COMMITTED] [OPENING DATE NONE SET]

>> **WHY THE CLOSURE IS IN HERE** A brochure still listing The Tetley as a working gallery is wrong, and a buyer who finds a closed door remembers it. Most of what we correct is not error so much as age.

THE GREEN

The single largest change to this part of Leeds is not a building. It is eight acres of park laid over former industrial land, in a district that had almost none.

AIRE PARK /// AS IT HAS ACTUALLY ARRIVED

2025	Central park opens	lawns, woodland, play areas and event space, open to the public in July [3] [7]	OPEN
2026	Next phase	a further section opens around the Tetley building [7] [25]	OPEN
NEXT	Final phase submitted	the last phase of the masterplan is in for planning [8]	PLANNING
2030	Scheme complete	completion of the 24-acre scheme expected around the end of the decade [3]	EXPECTED

THE SCHEME, TO SCALE /// [3] [7]



24^{AC}

WHOLE SCHEME

8^{AC}

PUBLIC GREEN

700

NEW TREES

2025

PARK OPENED

20,000

HOMES · MDZ AMBITION

>> **NOTE** Parts are open and parts are still a building site. Say it plainly to a buyer at a window: what they can see finished, and what they are waiting on.

South Bank covers 253 hectares and is intended to roughly double the city centre. The proposed Mayoral Development Zone brings the council, the Combined Authority and Homes England behind around 20,000 homes. [1] [2] [24] [26]

A WEEKDAY, HOUR BY HOUR

A Tuesday that never leaves the district before it has to. Times are a shape for the day, not a timetable. SPEND:
FREE / £ UNDER 10 / ££ 10–25

THE DAY AS A STRIP /// 06:00 – 24:00



THE MORNING BOARD /// CONTINUES OVERLEAF

06.40	Out along the towpath	level ground in both directions from the door, so the run is a decision about distance and nothing else	FREE · FLAT
07.45	Shower, then coffee	showers and bike storage are standard across the Round Foundry estate; the courtyard cafés open before the offices fill [9]	£ · COURTYARDS
08.30	At a desk, or on a train	eight minutes on foot to the station, and the same again to most of the estate. Manchester is 47 minutes from the platform [5] [9] [10]	8 MIN WALK
12.45	Lunch under the arches	Granary Wharf sits beneath the platforms. Out of the Woods for something quick; SALT if it is turning into a longer lunch [13] [16]	£–££ · COVERED

THE MORNING, IN SHORT

06:40 FIRST MOVE	0 JOURNEYS OVER 10 MIN	£+ COFFEE AND LUNCH	100% ON FOOT
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>> NOTE If it is raining, the whole middle of this day happens under the station. The Dark Arches are a route, not a destination.

THE REST OF IT

Everything after five, all of it on this side of the river.

THE EVENING BOARD

17.30	The long way home	the water taxi runs between Leeds Dock and Granary Wharf for a pound. Slower than walking and worth it [12] [13]	£1 · WATER
18.15	Northern Monk Refectory	twenty taps in a listed flax store, brewed on the floor below, garden in front for the four evenings a year it is warm enough [14]	££ · 20 TAPS
19.45	Something on, or not	Leeds Playhouse for a performance and the Level 2 kitchen either side of it; otherwise the Hop under the arches [13] [17]	££ · 10 MIN
22.30	Home, on foot	the point of the whole district. Nothing in this evening needed a car, a taxi or a last train	FREE · NO TAXI

THE SAME DAY, FROM ANOTHER DESK

47M	Manchester	nearer 1h18 on an average service; around 331 a day, so a missed train is an inconvenience, not a problem [5]	331 A DAY
22M	York	over 260 services a day [5]	260+ A DAY
1H59	London	roughly hourly; a day trip, not an overnight [4] [5]	~42 A DAY

>> NOTE The test of a city-centre flat is not what is within walking distance. It is what is within walking distance **on the way back**, at half past ten, in November. Here that list is unusually long.

THURSDAY NIGHT

Four stops, none more than ten minutes apart, ending back at the front door. Saturday continues overleaf.

18.00	Start in a courtyard	the bars among the cobbles at the Round Foundry fill from the offices around them, which makes a Thursday feel like a Friday [9] [10]	££
19.15	SALT, Granary Wharf	craft beer and Middle Eastern street food, cocktails on tap. Open to 11pm Thursday, midnight Friday and Saturday [16]	££ · TO 23.00
20.45	Under the arches	the Hop for cask and craft, pizza and whoever is playing. Still beneath the station, still dry [13]	£-££ · MUSIC
22.15	Along the water	ten minutes back on the towpath. On a Thursday it is quiet enough to hear the locks	FREE

THE NIGHT, IN SHORT

4	stops	all on foot, none over ten minutes	18.00-22.30	>> WHY THIS PAGE IS SHORT Because the answer is. Four stops on the same side of the river as the flat, and a walk home along the water. A night out here does not need planning – which is the thing worth saying to a buyer.
0	taxis	home by the towpath	FREE	

A SATURDAY

A day that never leaves the postcode, and costs almost nothing until lunch.

09.30	Aire Park	lawns, woodland and event space on former industrial ground; the central park opened July 2025 and further phases have followed [3] [7] [8]	FREE · OPEN
11.00	Royal Armouries	the national arms and armour collection at Leeds Dock. Free, 10–5, Tue–Sun in term time [11]	FREE · CLOSED MON
13.00	Back by water	the taxi from Leeds Dock to Granary Wharf, a pound, and lunch at the other end of it [12] [13]	£1 + ££
15.00	Or Elland Road	on a home match day the R2 shuttle leaves Sovereign Street from 90 minutes before kick-off; 10–15 minutes [19]	£3 RETURN

>> IF IT RAINS The Armouries is indoors and free; Granary Wharf is under the station. A wet Saturday here loses very little. [11] [13]

>> IF IT DOESN'T Aire Park, then the towpath in either direction, then the water taxi back rather than the walk. [3] [12]

>> NOTE Do the Armouries before lunch. It is free, so there is no sunk cost keeping anyone there past the point of interest.

Admission, opening seasons and match-day arrangements confirmed with each operator and dated at publication. Checked August 2026. [3] [11] [12] [19]

WHO IT SUITS

The same flat sells four ways. A sales floor needs the version that fits whoever is standing in front of it.

01	The single commuter	eight minutes to the platform, 47 to Manchester, 1h59 to London on the fastest service. A season ticket and no car [4] [5] [9]	NO CAR
02	Two people, two directions	Leeds is a through station — one goes east, one west, from the same front door. York in 22, Sheffield and Manchester in 47 [5]	4 WAYS OUT
03	Working from the flat	a hundred companies on the estate next door, flexible desks at Marshall's Mill and x+why, courtyard cafés busy at nine [9] [10]	3 DAYS IN
04	Moving in from the suburbs	eight acres of new park, a free national museum, level ground in every direction. The trade for a garden is a city that is entirely walkable [3] [7] [11]	8 AC GREEN

>> **WHAT A LIVE GUIDE ADDS** A day on the ground: which cafés actually open early, where the nearest late shop is, which side of the building gets the afternoon, and what the towpath is like at seven in the morning. None of that is on a website, and all of it comes up on a viewing.

>> **AND A NOTE YOU CAN'T SEND A CUSTOMER** Every commission includes a short internal note listing anything in your existing material that no longer holds — a closed gallery, a moved timetable, a superseded journey time. It is free, and clients tell us it is the most useful page we hand over.

THE LEEDS YEAR

A city's calendar tells a buyer more than its skyline. Three fixtures carry the year.

FIXTURES BOARD

AUG	West Indian Carnival	Europe's oldest, running since 1967 — the last Monday in August, every year. A fixture the whole city plans around [27] [28]	SINCE 1967
AUG	Leeds Festival	the August bank holiday weekend at Bramham Park — one of the country's big two rock weekends [27]	3 DAYS
OCT	Light Night	the council's festival of light and art takes over the city centre for two evenings — free, and made for a walk from this postcode [29]	FREE
ALL YR	On the doorstep	Aire Park's event space is built for markets and performances; the Playhouse programmes year-round two minutes away [3] [7] [17]	DOORSTEP

THE QUIETER RHYTHM

TU-SU	Royal Armouries	term time, closed Mondays — free all year [11]	FREE
SEAS	Water taxi	seasonal timetable, Leeds Dock to Granary Wharf [12]	£1

>> **NOTE** Carnival Monday is the one day the year turns on. If a buyer completes in July, tell them — arriving three weeks before the city's biggest party is a better welcome than any hamper.

Event dates move year to year; a commissioned guide carries the current year's confirmed dates, checked with the organiser. [27] [28] [29]

THE NEXT FIVE YEARS

Nobody buys in a regeneration district without asking what happens next. Here is the published pipeline, with its actual status attached.

PIPELINE /// 2025 – 2035, PUBLISHED POSITIONS [3] [6] [8] [15] [24]



THE DETAIL

2026	The framework lands	the Mayoral Development Zone is unveiled — council, Combined Authority and Homes England behind roughly 20,000 homes — and the tram's outline case goes to government [6] [24] [26]	PROPOSED
2027	Water Lane completes	375 homes with rooftop gardens and community space in Holbeck, expected April [15]	BUILDING
2028	Tram spades, targeted	construction targeted from 2028; completion currently sits in the mid-to-late 2030s [6]	TARGET
2030	Aire Park finishes	the 24-acre scheme completes around the end of the decade, its final phase in for planning [3] [8]	EXPECTED

>> **HOW TO READ A PIPELINE** **BUILDING** has a completion date. **TARGET** is an ambition with funding behind it. **PROPOSED** is a framework, not a promise. Selling all three as the first is where area marketing goes wrong — and where the regulations bite.

>> **FOR A BUYER** The direction of travel is funded and public: more park, more homes, more of a centre. What is not promised is a tram outside the door — and this guide will never imply one.

SOURCES

Twenty-nine sources, every claim referenced. All checked August 2026.

01	Leeds City Council	South Bank Leeds — regeneration area and scale	news.leeds.gov.uk
02	CityRise	Leeds South Bank project, a decade on	cityrise.co.uk
03	Yorkshire Evening Post	Aire Park — green heart nears completion	yorkshireeveningpost.co.uk
04	LNER	Leeds to London King's Cross route and frequency	lner.co.uk
05	Trainline	Journey times, Leeds to London, Manchester, York	thetrainline.com
06	West Yorkshire CA	Mass transit — routes, business case and programme	westyorks-ca.gov.uk
07	Planit-IE	Next phase of Aire Park open to the public	planit-ie.com
08	Turley	Planning application, final phase of Aire Park masterplan	turley.co.uk
09	Marshall's Mill	Round Foundry and Marshall's Mill estate — amenities	marshallsmill.co.uk
10	South Bank Leeds	Round Foundry Media Centre and Marshall's Mill case study	southbankleeds.co.uk
11	Royal Armouries	Museum admission and opening hours, Leeds	royalarmouries.org
12	Yorkshire Evening Post	Leeds Dock water taxi service confirmed to continue	yorkshireeveningpost.co.uk
13	Visit Leeds	Granary Wharf — venues and setting	visitleeds.co.uk
14	Visit Leeds	Northern Monk Refectory, the Old Flax Store, Holbeck	visitleeds.co.uk
15	West Yorkshire CA	Water Lane — 375 homes, programme and dates	westyorks-ca.gov.uk
16	Salt Beer Factory	SALT Granary Wharf — offer and opening hours	taps.saltbeerfactory.co.uk
17	Leeds Playhouse	Bar and Playhouse Kitchen, Level 2	leedsplayhouse.org.uk
18	Wikipedia	The Tetley, Leeds — gallery closure, 17 December 2023	en.wikipedia.org
19	Yorkshire Evening Post	Getting to Elland Road — R2 shuttle, fares and timing	yorkshireeveningpost.co.uk
20	Yorkshire CCC	Getting to Headingley Stadium	yorkshirecccc.com
21	WY Metro	Headingley Stadium — rail and bus access	wymetro.com
22	South Leeds Life	The Tetley rebrands as Yorkshire Contemporary	southleedslife.com
23	Leeds City Council	Funding confirmed for cultural projects — Temple Works	news.leeds.gov.uk
24	Place Yorkshire	Mayoral Development Zone plans for South Bank	placeyorkshire.co.uk
25	Yorkshire Evening Post	Aire Park — first look and final phase	yorkshireeveningpost.co.uk
26	Public Sector Executive	Mayoral Development Zone to accelerate regeneration	publicsectorexecutive.com
27	Visit Leeds	What's on — Carnival and Leeds Festival listings	visitleeds.co.uk
28	Leeds West Indian Carnival	History and Carnival Day — running since 1967	leedscarnival.co.uk
29	Leeds City Council	Light Night Leeds — council news service	news.leeds.gov.uk

IMPORTANT /// rail times are the fastest scheduled service; hours and prices change seasonally; planned infrastructure has no consented route or fixed date. Commissioned guides confirm every line with the operator and re-verify annually.
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HARBORNE ADVISORY

LOCAL AREA GUIDES

Researched on the ground, sourced on the page, designed to your brand. This board is one voice of the format; our market-town sample is an almanac in another voice entirely.

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SOURCES, THIS GUIDE

20

PAGES

4

WEEKS, BRIEF TO ARTWORK

£2,000

A SITE, FIXED

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