

A zero-carbon development
of spacious, sun-lit
apartments in Leeds'
pioneering Green Quarter.

The  Habitat



An ideal habitat for city centre life



The Habitat







Creating the right habitat

The Habitat faces South-West, with an open sunny aspect that offers wonderful views across Leeds' pioneering Climate Innovation District to the River Aire.

Drawing on the principles of Passive House design, the development will use higher levels of insulation, solar panels and air source heat pumps to achieve its zero-carbon goal. This focus on sustainability means excellent energy efficiency and lower energy bills for residents.



Open sunny aspect



Lower energy bills





The aim of The Habitat is to create spacious, comfortable urban homes that connect the people who live there to the environment. Each of the 38 apartments will have a private terrace or balcony with adjustable screens to allow privacy and provide shade in summer to prevent overheating. The apartments are orientated to maximise the benefits of the winter sun, keeping them warm and comfortable when it's cold outside.

Private terraces or balconies



Interiors will be finished to high standard with an emphasis on sustainable materials and organic textures that reflect a relaxed contemporary lifestyle with a Scandinavian influence. Residents will also have access to ample parking.



Built with sustainable materials — kinder to the environment





A habitat for wildlife



A large communal roof garden will be a focal point for residents while encouraging biodiversity by creating a valuable urban habitat for wildlife. This enjoyable green space full of flowering plants with nest boxes and insect habitats will allow expansive views across the city and enable users to enjoy Yorkshire's legendary fresh air and sunshine.



The development



Communal
roof garden



Urban
habitat
for wildlife





Bordered by the River Aire, criss-crossed by inviting footpaths and dotted with urban meadows: Leeds' award-winning Climate Innovation District is emerging as one of the most desirable places to live in the city.

The Habitat development will create a natural extension to this thriving Green Quarter community in the city centre.



Creating our habitat

Landmark developments including Citu's Aire Lofts and The Phoenix, which is due to be completed in 2023, have set a precedent for values more than £400 per square foot.

The Habitat site is just a short walk from bustling Leeds Dock with its waterfront coffee shops, bars and workspaces. Connected to the city by tree-lined cycle and footpaths and the regular water taxi, this area has genuine appeal for anyone who wants to reimagine city living to include green spaces and a sustainable lifestyle.



Points of interest (walking)

Leeds Dock	5mins
Train Station	20mins
Trinity	15mins
Victoria	15mins
Kirkgate Market	15mins
Crown Point	15mins

Climate Innovation District

Bridgewater Place

Leeds Dock

Echo 3

The Habitat

Trinity

Victoria Gate

The Pheonix



Forming part of Leeds' Green Quarter, The Habitat faces South-West with views across the Climate Innovation District to the River Aire.

Why invest in Leeds



The location

A growing economy, excellent universities and a desirable way of life make Leeds an attractive prospect for investors.

- UK's fastest growing city with a £64.6 billion economy which is forecast to increase by 21% in the next ten years.
- Vibrant and business-focused — part of the £7 billion Northern Powerhouse initiative, Leeds is home to high profile businesses including Channel 4, Sky and Jet2
- Home to one of the UK's largest student populations, with over 75,000 students
- High demand for good quality homes for renters
- Well-connected — good motorway links and a journey time of just over two hours by rail to London. Leeds Bradford Airport is the UK's fastest growing regional airport.

Leeds is a popular option for people relocating from elsewhere in search of a better place to live. The Habitat has been designed to offer exactly that — a comfortable, thoughtfully designed home in the burgeoning Green Quarter of this dynamic modern city.



‘There’s no finer city centre in the UK than Leeds for culture & shopping’

The Sunday Times
Best Places to Live 2023



About the developer

The project team

The Habitat is the latest project by Leeds-based developer Vision Properties, an independent, family-run development company that specialises in recognising and developing sites with excellent investment potential. The team at Vision Properties uses its residential property experience to unlock the value of these opportunities and turn them into great places to live, strong investments and positive additions to the local community.

Vision Properties also operates a fast-growing estate agency and lettings business and uses the insight gained from its work with house-hunters, vendors and landlords over the past fifteen years to build bespoke developments in the right locations.

Previous developments



North Street Lofts

A former office building with an enviable location in the centre of Leeds. Vision Properties acquired this site and transformed the building into unique one-bedroom apartments, ideally suited to investors, in the thriving Northern Quarter of Leeds. The building is set over four floors and includes two penthouses with outdoor terraces and fantastic views. These apartments have already proved to be good investments for their owners.



The Tin Works & Tinner's Retreat

A development of luxury apartments in Yeadon. Vision Properties breathed new life into a beautiful but unloved former tin works, converting it to create new, light-filled homes. The sympathetic approach to the conversion, which focused on restoring and retaining original features, is typical of Vision's commitment to characterful, design-led development.

The project team



New Street Mills

An innovative conversion of an impressive former textile mill, in keeping with the area's industrial past, the luxury two-bedroom character apartments are packed with original features. This property has become a sought-after address in Pudsey.

The design team



The project team

The Habitat is the product of a collaboration between Vision Properties & Mesh Architects.

Mesh is a Passive House certified, independent architects' practice that specialises in residential development including large developer-led schemes.

The team at Mesh has award winning expertise delivering creative solutions to challenging city centre sites. This is backed up by 25 years' experience dealing with local authority planning departments and coordinating teams of consultants to deliver financially successful developments.

The project team also includes highways consultant Andrew Moseley Associates; planning consultant, Planning Potential; environmental consultants, LEDA and structural engineer, Paul Waite Associates.