

**APPENDIX D : BIRDWELL DEVELOPMENT SITE MARKETING BROCHURE**

## DEVELOPMENT OPPORTUNITIES 7.16 ACRES (2.89 HECTARES)

**MIXED USED DEVELOPMENT SITE (SUBJECT TO PLANNING)  
JUNCTION 36, M1, DEARNE VALLEY PARKWAY, BIRDWELL, BARNSELY**



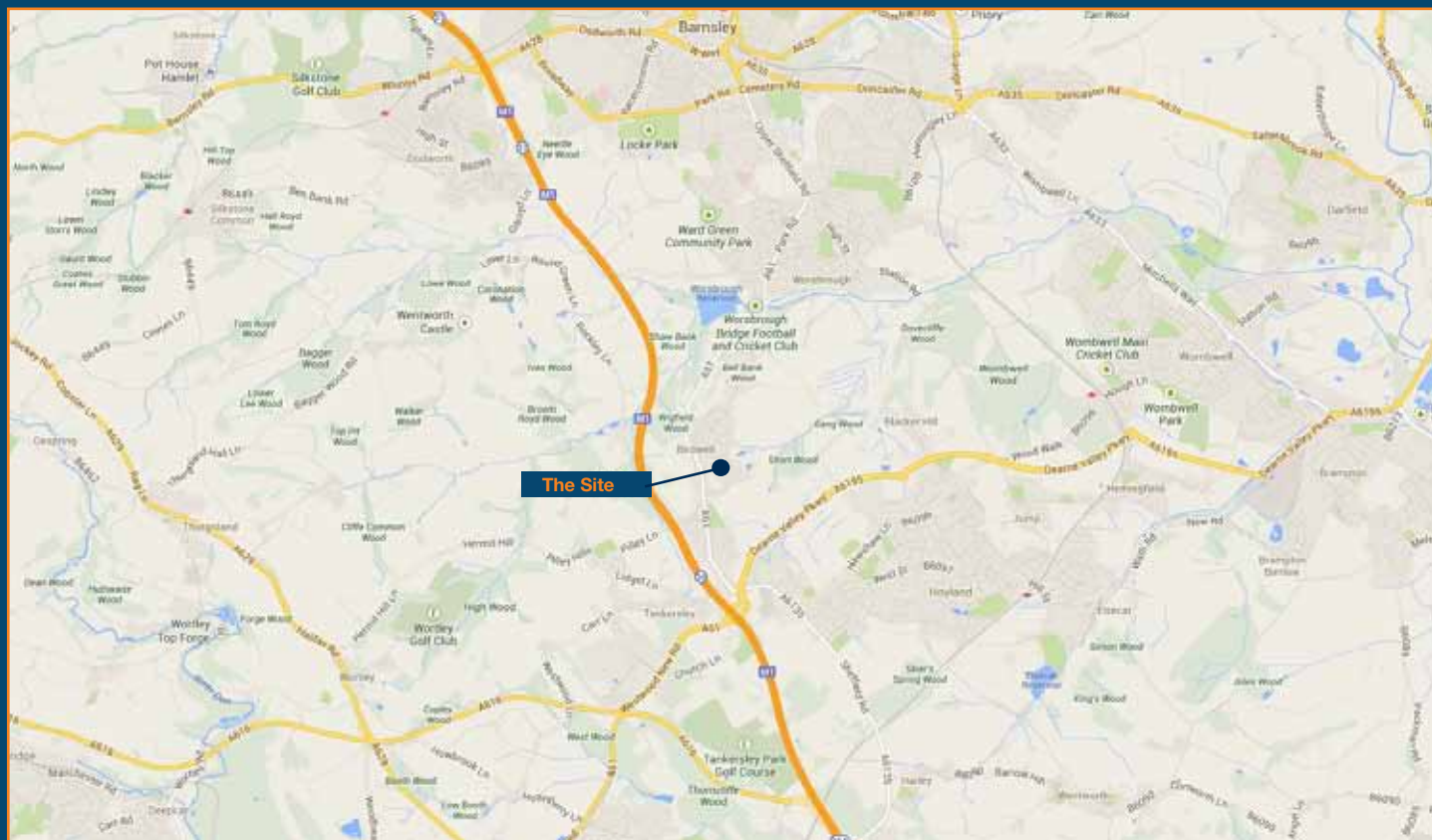
### LOCATION

The site has an excellent location, situated just off Junction 36 of the M1, with a prominent frontage to the Dearne Valley Parkway (A6195) and well placed within the national road network with easily links to Barnsley (5 miles), Sheffield (10 miles), Doncaster (18 miles) and Manchester (35 miles).

### DESCRIPTION

The site is triangular in shape and has frontage to the Dearne Valley Parkway (A6195).

The site is suitable for a variety of uses including hotel, leisure, restaurant, retail, offices and employment use (subject to the appropriate planning consent).



## TERMS

The properties on site are available on a pre-let basis. The leasehold opportunities would be available on full repairing and insuring leases, for terms to be agreed.

## VAT

All rents quoted are exclusive of VAT and SDLT.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

## FURTHER DETAILS / SITE INSPECTION

By prior arrangement with the sole letting agents, Harvey Burns & Co.

### Contact:

Lyndsay Burns  
lburns@harveyburns.co.uk

Simon Croft  
scroft@harveyburns.co.uk

T: 01132 243 2400

## SUBJECT TO CONTRACT

Details prepared January 2014

Misrepresentation Act 1969

Harvey Burns & Co Ltd nor any joint agent gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Harvey Burns & Co Ltd, nor any joint agent has any authority to make any representation or warranty whatsoever in relation to this property.

**APPENDIX E : LIST OF INTERESTED PARTIES TO DATE**

Appendix E – Interested Parties in the Birdwell Development Site

Date	Company	Requirement
July 2014	GB Truck Services Ltd	A local company dealing in the repair and maintenance of commercial vehicles seeking new premises, land for storage of vehicles with associated premises. Details were forwarded to them. Not of interest.
July 2014	Byson Frames	Local business looking to acquire land to construct a factory and showroom – details forwarded to them. Not of interest.

**APPENDIX F : COMPETING SCHEME BROCHURES**

Industrial | Hybrid | Office

Sheffield  
Business  
Park

phase 2 (50 acres)

**sheffield business park**

consent for over 900,000 sq ft

Junction 33 & 34 | M1



we're getting...  
**bigger**

**Phase 2** of Sheffield Business Park provides a prime development site, offering over **900,000 sq ft** of development land in an excellent location.

- 50 acres
- Planning consent for 903,560 sq ft of B1, B2 and B8
- Design and Build Development Opportunities to Let / For Sale
- Accommodation for Offices, Business and Manufacturing / Warehouse
- Close to J33 / 34 of the M1 Motorway

## Sheffield Business Park



M1/J33

Aston Hotels

Morrisons

Sheffield Parkway (A630)

Sheffield →

Tinsley Park

Main Occupiers

- Stanley
- SY Police
- HSBC
- SIG
- Aston Hotels
- V W

Sheffield Business Park

SBP  
Phase 2  
50 Acres

- Offices
- Manufacturing
- Distribution

Europa Link

Zone 6

Shepcote Lane (A631)

← M1/J34





For further information telephone  
**0114 296 0000**  
[www.sheffieldbusinesspark.co.uk](http://www.sheffieldbusinesspark.co.uk)

**Sat Nav Ref - S9 1XZ**

**From the M1 Motorway** - Leave the M1 Motorway at Junction 33 and head towards Sheffield City Centre via the A630 (Sheffield Parkway). Exit at the first junction following directions for Sheffield Business Park. Continue on Europa Link until you get to the third roundabout. Take the first exit. Turn left at the T-junction. The Management Suite is located within Sheffield Business Centre which is situated on the right hand side.

For the virtual tour of SBP go to:  
[www.sheffieldbusinesspark.co.uk](http://www.sheffieldbusinesspark.co.uk)



**Junction 33 & 34 | M1**

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP or CBRE in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP or CBRE nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

# Fact

*“The fastest growing business park in the Yorkshire region”*



The M1 Business Park, J39

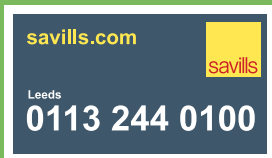
[www.calderpark.co.uk](http://www.calderpark.co.uk)

 PEEL LAND & PROPERTY



Robin Beagley

Paul Fairhurst



Peel Land and Property's extensive real estate assets consist of 9 million sq. ft. (836,127 sq. m.) of investment property and 33,000 acres (13,355 hectares) of land throughout the UK, with concentrations in the North West of England, the Clyde, Yorkshire and the Medway. The breadth of our assets covers industrial premises, offices, 12 retail parks, 13 business parks, leisure venues, residential development and agricultural land. Plans for the next 20 years will deliver an additional 50 million sq. ft. of commercial space.

Peel Land & Property is a division of The Peel Group, one of the leading infrastructure, real estate and investment enterprises in the UK. Our diverse network of businesses ranges from ports to airports; land to leisure; media to hotels; wind farms to shopping centres, and a portfolio of investments in major public companies.



Peel Land & Property gives notice that: 1. These particulars do not constitute any part of any offer or contract. 2. The information contained within these particulars has been checked and is believed to be materially correct at the date of publication. 3. All descriptions, statements, dimensions, references, condition and necessary permissions for use and occupation or other details are given in good faith and believed to be correct but are made without responsibility and should not be relied upon as a representation of fact. Intending purchasers or tenants must satisfy themselves as to their accuracy before entering into any legal contract. 4. No warranty is given as to the condition of the Property or the condition or operation of any plant, machinery, equipment, services, fixtures and fittings referred to in these particulars. 5. Unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT and any intending purchaser or tenant must satisfy themselves independently as to the liability for VAT in respect of any transactions. 6. The seller/landlord does not make or give and no person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Designed by Whale Marketing

Date of publication: September 2012

Date of photograph: February 2012



# Calder

Calder Park is set in 240 acres of land and is located off Junction 39 of the M1 motorway.

Calder Park is the fastest growing business park in the Yorkshire region and continues to define the standard for business accommodation. The site also incorporates a 100 acre dedicated nature reserve and meets the highest environmental standards, as well as having a lower density of development than any other business park in the region.

Calder Park has detailed planning consent for up to 1.5 million sq. ft. of bespoke office accommodation and office buildings from 10,000 sq. ft. (929 sq. m.) upwards can be accommodated.

The Business Park is already home to over 70 occupiers including Minster Law, the Highways Agency, the Royal Institution of Chartered Surveyors and the Yorkshire Scientific Support Unit. There are approaching 3,000 employees on-site who enjoy the wonderful setting and nature reserve as well as various amenities which include the Red Kite Inn and the Swan and Cygnet Inn. There is also a planned amenities village which will include a crèche and retail units further enhancing the Park's offer and will complement the petrol filling station which also incorporates Starbucks, Subway and Spar outlets.



# er Park



# High

Calder Park has detailed planning consent for up to 1.5 million sq. ft. of bespoke office accommodation.

Calder Park is at the forefront of modern day business parks and offers the choice and flexibility to meet all occupier requirements.

Buildings of any size from 10,000 sq. ft. (929 sq. m.) to in excess of 100,000 sq. ft. (92,900 sq. m.) can be easily accommodated on the park with typical specification including:

- Modular designed structural and cladding grids to facilitate easy partitioning
- External facades combining natural Yorkshire stone and metallic flat-panelled cladding with feature glazed curtain walling to selected elevation(s)
- Feature lighting to building exteriors
- Illuminated occupier signage
- Impressive reception areas
- Quality anti-static carpet tiles to office areas
- 2.7 m floor to ceiling heights
- Fully-accessible modular suspended ceilings
- Comfort cooling/heating systems
- LG7 lighting
- Passenger lifts to all floors
- Full monitored intruder detection systems and fire alarms
- Male/Female/Disabled WCs to all floors
- Generous car parking and cycle stands
- Fully-accessible modular raised access floors providing a void of 150mm

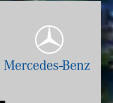
The proposed buildings and specification can be tailored to suit an occupier's bespoke requirements





13

Navigation Court



11

Marina Court

Sir Alec Jeffreys Building

Amenities Village

1

Taylor Wimpey

2

Miller

Highways Agency

# Aerial



12



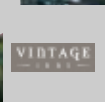
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Calder Close

9



8



Petrol Filling Station

3



5



4



7



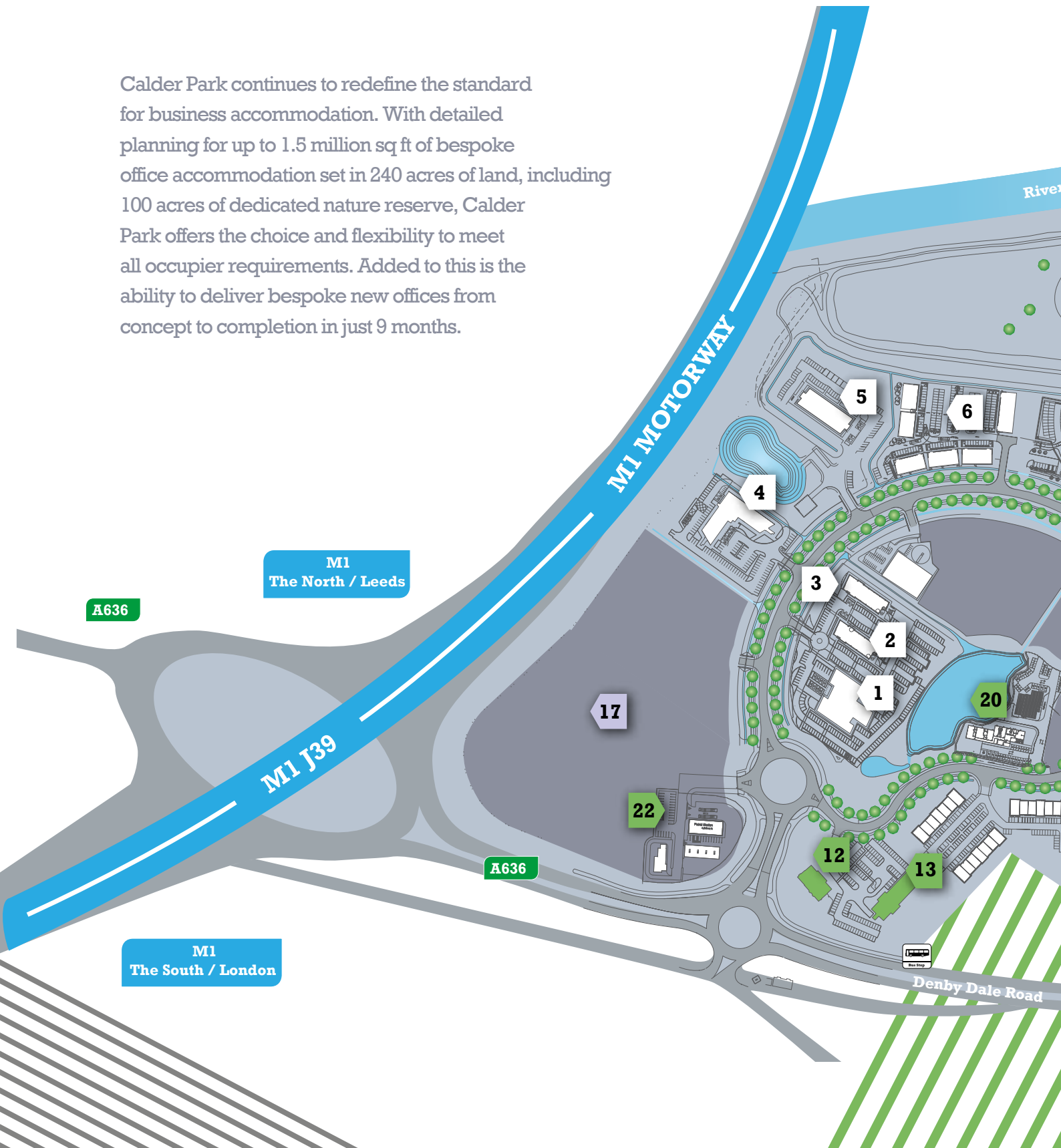
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Taylor Wimpey	1
Miller Homes	2
Minster Law Solicitors	3
Spar	4
Subway	5
Starbucks	6
Petrol Filling Station	7
Vintage Inn Pub	8
Premier Inn Hotel	9
Honda Dealership	10
Mercedes Dealership	11
Audi Dealership	12
Marstons Pub	13

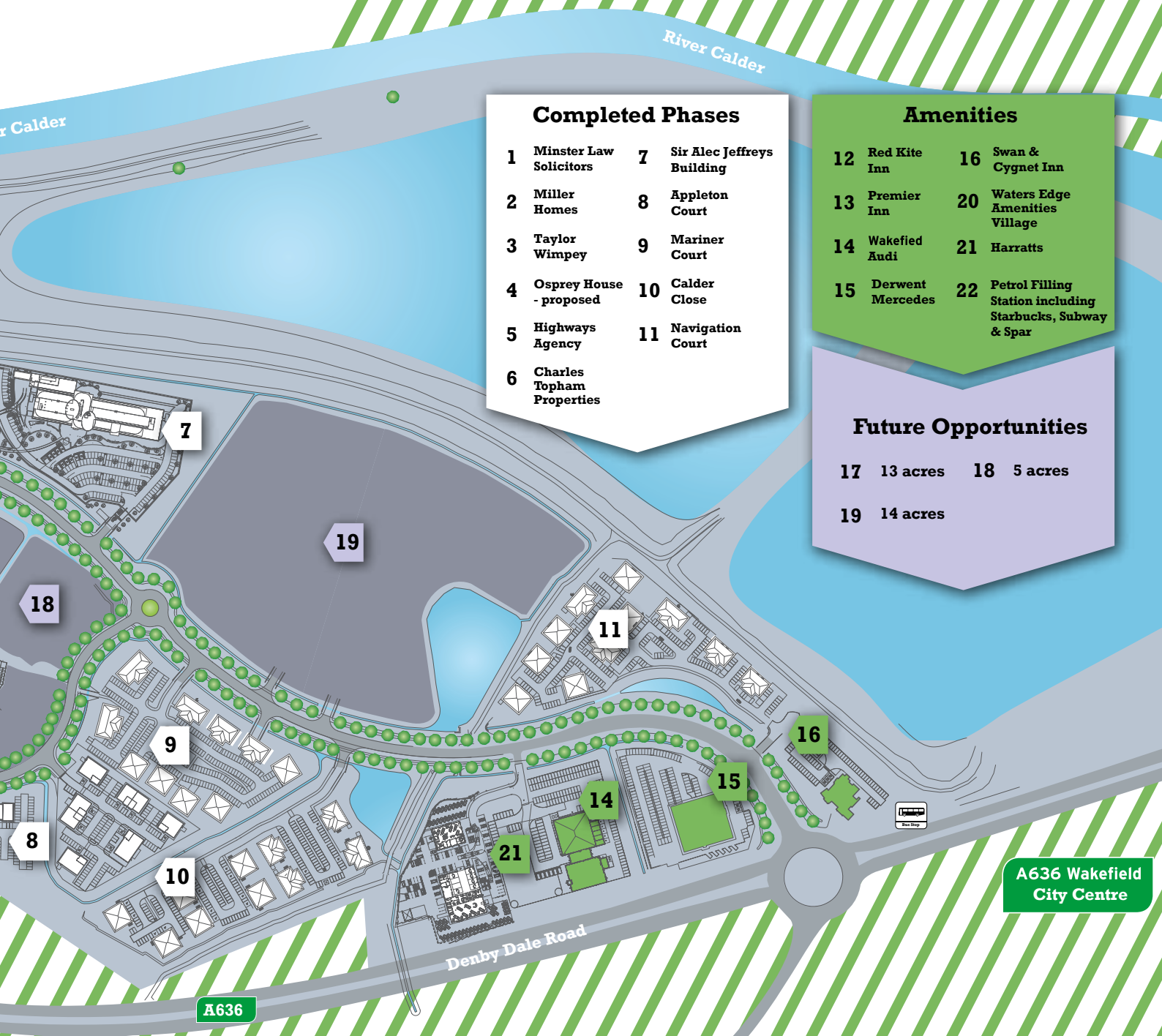
M1 J39

# Maste

Calder Park continues to redefine the standard for business accommodation. With detailed planning for up to 1.5 million sq ft of bespoke office accommodation set in 240 acres of land, including 100 acres of dedicated nature reserve, Calder Park offers the choice and flexibility to meet all occupier requirements. Added to this is the ability to deliver bespoke new offices from concept to completion in just 9 months.



# er plan



## Completed Phases

- |                                    |                                     |
|------------------------------------|-------------------------------------|
| <b>1</b> Minster Law Solicitors    | <b>7</b> Sir Alec Jeffreys Building |
| <b>2</b> Miller Homes              | <b>8</b> Appleton Court             |
| <b>3</b> Taylor Wimpey             | <b>9</b> Mariner Court              |
| <b>4</b> Osprey House - proposed   | <b>10</b> Calder Close              |
| <b>5</b> Highways Agency           | <b>11</b> Navigation Court          |
| <b>6</b> Charles Topham Properties |                                     |

## Amenities

- |                            |   |
|----------------------------|---|
| <b>12</b> Red Kite Inn     | <b>16</b> Swan & Cygnet Inn   |
| <b>13</b> Premier Inn      | <b>20</b> Waters Edge Amenities Village                             |
| <b>14</b> Wakefield Audi   | <b>21</b> Harratts  |
| <b>15</b> Derwent Mercedes | <b>22</b> Petrol Filling Station including Starbucks, Subway & Spar |

## Future Opportunities

- |                    |                   |
|--------------------|-------------------|
| <b>17</b> 13 acres | <b>18</b> 5 acres |
| <b>19</b> 14 acres |                   |

A636 Wakefield City Centre

Calder Park is situated in a prominent position immediately adjacent to and visible from Junction 39 of the M1 motorway allowing easy access to and from London as well as the whole of the Yorkshire region. The Business Park is at the centre of one of the largest population catchment areas in the UK with Wakefield City Centre four miles away and Leeds & Sheffield both in close proximity. Staff commuting from Wakefield, Barnsley and Leeds travel against peak traffic flows, further enhancing Calder Park's offering.



Calder Park is also served by frequent bus services and supports sustainable transport with a dedicated cycleway running through the heart of the park.

# Location

J39 M1

00 mins

Wakefield

7.5 mins

Leeds

15 mins



# ation

Sheffield

**30**  
mins

Robin Hood Airport

**45**  
mins

Manchester

**60**  
mins

# Its no work, work, work

There are two pub/restaurants at Calder Park, the vibrant Red Kite (a Vintage Inn), the homely Swan and Cygnet and there is also a 74 bed Premier Inn hotel. The Business Park is a short distance from major retail, leisure and entertainment facilities.

In addition to the facilities on site, there are also plans for an amenities village which will include retail and restaurant units as well as a crèche/nursery. The amenities village will complement the petrol filling station which also incorporates Starbucks, Subway and Spar outlets.

Calder Park meets the highest environmental standards and has a lower density of development than any other business park in the region. Within Calder Park is a 100 acre nature reserve which has been designed in full consultation with the RSPB and English Nature.

The conservation and enhancement of the wetland nature reserve are an important part of the development of Calder Park.



# ot all



# Why Cal



Kelly Hall - Lenstec Inc

Paul Gib

Russell Lockwood - Mercedes-Benz Wakefield.

“The picturesque surroundings at Calder Park make it a great place to work. It’s location is exceptional with easy access to the M1 and M62 and wider motorway network as well as the nearby City of Wakefield offering a variety of amenities. The pub on-site is also ideal for a drink after a hard day at the office!”

**Kelly Hall - Lenstec Inc**

“Calder Park is the ideal location for our business. Our proximity to the M1 at junction 39 and unrivalled backdrop give us the perfect place to market our first-class cars.”

**Russell Lockwood - Mercedes-Benz Wakefield.**

# Calder Park?



Paul Gibbison - Arcus Consulting LLP



Mick McKigney - Wakefield Council

“Calder Park offers a great environment for a construction consultancy company such as ours; ample parking and good links with the motorway network allow us to cover a wide geographical area.”

**Paul Gibbison - Arcus Consulting LLP**

“Calder Park is the fastest growing business park in the Yorkshire region. This is a reflection of its excellent facilities on offer and the outstanding location just off junction 39 of the M1 which many of the high-profile tenants on the Park benefit greatly from.”

**Mick McKigney - Wakefield Council**

**paragon**  
BUSINESS VILLAGE MORE THAN MEETS THE EYE

beaumont  
legal

MORE THAN MEETS THE EYE



"This is exactly how the relationship between developer and tenant should work"  
Robert Cook, Nationwide Building Society



## Onsite Environment



MORE THAN MEETS THE EYE



Yorkcourt Properties is an experienced, privately owned company, whose abiding principle is its commitment to quality. The directors' philosophy can be perfectly illustrated by the attention to detail that has characterised the planning and development of Paragon Business Village.

Yorkcourt's strict management of the site has ensured the integrity of the architecture, the generosity of the landscaping, and the high quality of the services which are provided. By locating their offices on site, Yorkcourt is able to maintain and uphold these exacting standards, whilst providing a constant accessibility for their tenants.

"Far from there being any disadvantage in having them resident on the premises, the landlord has been helpful and supportive at all times and has fostered the "village atmosphere" implied in the name of the development"

Jean Lucas, Watermark



## Village Life

Paragon Business Village is a commanding, mixed-use, sustainable urban development, set within 130-acres. It offers a range of high specification, flexible office accommodation in meticulously landscaped, spacious surroundings, with provision for extensive parking. The convivial internal and external working environment created at Paragon assist tenants in their staff retention, productivity and recruitment.

On-site amenities include a Premier Travel Inn, Brewer's Fayre Restaurant and Public House, Bannatyne's health and fitness complex, Just Learning Crèche facility, Burger King and an Italian restaurant.

These amenities are part of Yorkcourt's vision for Paragon, a vision that is already supporting a genuine and thriving business community.



“Relocating to Paragon has allowed the business to recruit a higher calibre of employee, which has been of undoubted benefit”

Roy Cusworth, Beaumont Legal



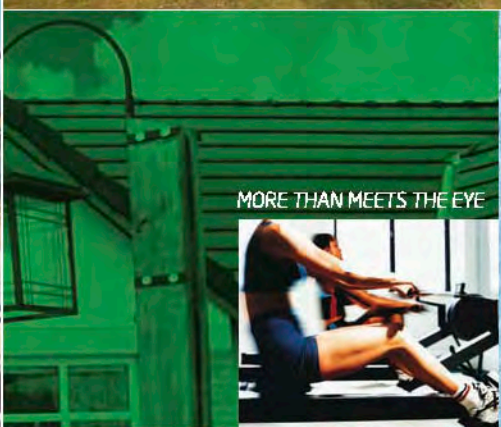
### Village Life

On-site amenities include a Premier Travel Inn, Brewer's Fayre Restaurant and Public House, Bannatyne's health and fitness complex, Just Learning Crèche facility, Burger King and an Italian Restaurant.





Bannatyne's Health & Fitness Complex



MORE THAN MEETS THE EYE



## Connect

Strategically located, central to the main arterial motorway network of the UK, Paragon Business Village offers its occupiers a successful combination of location, architecture, facilities, image and cost of occupation. Its geographical connectivity is complemented by its virtual connectivity - Paragon Business Village is one of only 50 dedicated BT e-location sites in the UK, guaranteeing constant internet and phone services.

A recent Dun and Bradstreet business survey showed Wakefield to be one of the most profitable places for business out of 150 towns and cities in the UK, and 80.8 per cent of its companies are making a profit.

The District has a population of over 320,400 with an estimated 1.6M people residing within easy commuting distance, rising to 6.8M within one hour's drive time. The District is a vibrant mix of urban and rural communities and, apart from Wakefield City, includes the five towns of Pontefract, Castleford, Featherstone, Normanton and Knottingley.



## Journey Times



### By Foot

Wakefield Town Centre  
Wakefield Westgate Railway Station

1 mile - walking distance  
1.3 miles



### By Road

Junction 41, M1  
Leeds City Centre  
Sheffield City Centre  
A1  
M62

1 mile  
9 miles via motorway  
29 miles  
17 miles (via M1 link)  
2 miles



### By Rail

Leeds  
London King's Cross  
Manchester  
Birmingham  
Glasgow

14 mins  
2 hours  
1 hour 13 mins  
1 hour 43 mins  
4 hours 23 mins



### By Air

Leeds Bradford  
Robin Hood (Doncaster)  
Nottingham East Midlands  
Manchester

22.3 miles  
42.4 miles  
75.5 miles  
60.3 miles

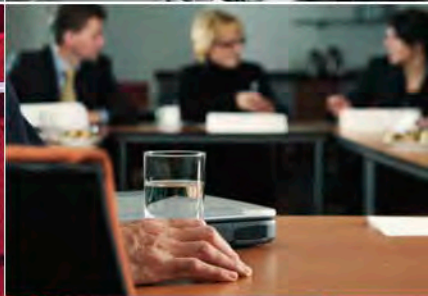
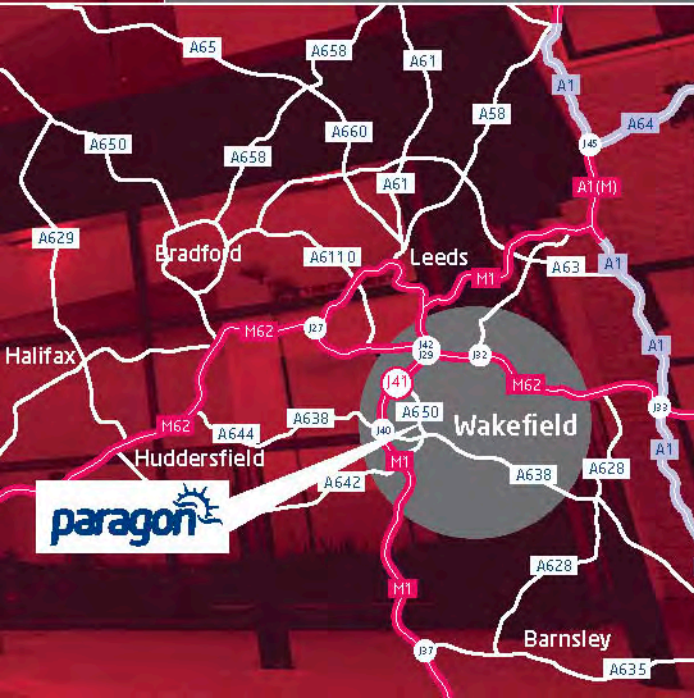




MORE THAN MEETS THE EYE

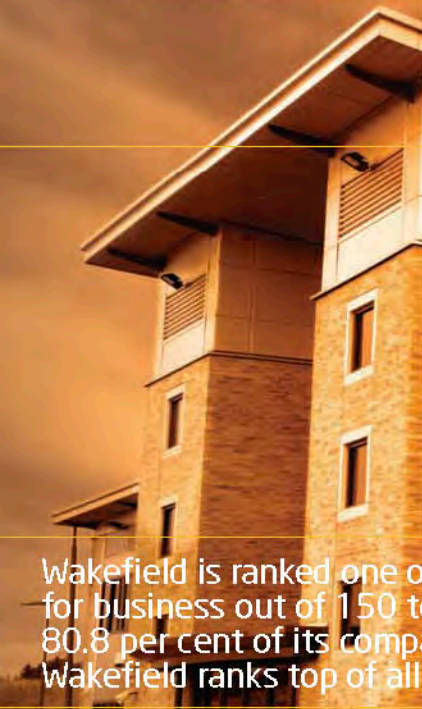


Location



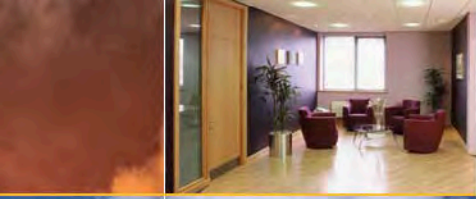


The Village

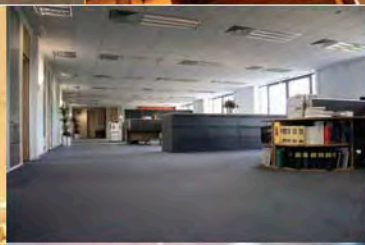


Wakefield is ranked one of the most prosperous places for business out of 150 towns and cities in the UK and 80.8 per cent of its companies are making a profit. Wakefield ranks top of all second tier cities.





MORE THAN MEETS THE EYE



# Master Plan



## On site Now

- 01 Italian Restaurant (under offer)
- 02 Burger King
- 03 Premier Travel Inn
- 04 The Rhubarb Triangle Public House
- 05 Bannatyne's Health & Fitness
- 06 Beaumont Legal
- 07 Yorkcourt Properties and Ridale Developments
- 08 Watermark

## Future Developments

- 17 Fire Control Centre (ODPM)

Proposed developments

- 09 Cape Industrial Services
- 10 IR Paleys
- 11 Nationwide Building Society
- 12 Securitas
- 13 Red Hall Group
- 14 Just Learning Crèche
- 15 City & Guilds
- 16 SME Units



## Village Residents

Paragon Business Village can accommodate requirements from 1,600 sq ft to over 1 million sq ft. This provides expansion opportunities for growing businesses and the scale required to attract nationally and regionally significant entities.

Already Paragon is home to a broad spectrum of tenants from smaller local businesses to large multinational PLCs and government bodies.

Watermark



Just Learning  
Nurseries



Office of the  
Deputy Prime Minister  
Creating sustainable communities

Ridale  
DEVELOPMENTS LTD

City &  
Guilds

CAPE

Bannatyne's  
HEALTH CLUB

beaumont  
legal



Whitbread

Nationwide



Contact Agents



Roddy Morrison



Guy Cooke



Lyndsay Burns



2 Paragon Avenue, Paragon Business Village,  
Wakefield WF1 2UF

Jim Leatham Tel 01924 881 882  
jim@yorkcourt-properties.co.uk

A development by:

[www.paragon-wakefield.co.uk](http://www.paragon-wakefield.co.uk)

Design/Production TurnKey.eu.com



SPECIFICATIONS & TECHNICAL



Modern office practice emphasises the importance of the internal and external office environment in the success of a business. Yorkcourt Properties offers a total design and build package which gives the tenant maximum flexibility and ensures delivery of a tailor made package to meet all aspirations and requirements. Whilst buildings are all individually designed, they remain sympathetic to the whole development and the environment that is being created. This approach has already seen Paragon Business Village receive an award from the Civic Trust for its architectural design.

## Design & Build

City & Guilds building



Yorkcourt Properties differentiates itself from other developers through the level of service offered to its tenants and the quality of the finished product. Yorkcourt maintains a fully coordinated team approach from the initial meetings to the handover of the completed unit. Yorkcourt manages the professionals and the development throughout and acts as the point of contact for all tenant enquiries. This gives the tenant a direct access to all relevant information and total comfort that the building will be delivered on time and to specification.





Yorkcourt invests time during the development of the brief to ensure that the tenant is aware of all the options and understands the implications and results of each. Typically, the tenant will be provided with alternatives for elevational treatment, interior layouts, mechanical and electrical systems and final fit-out. Yorkcourt has experience in delivering everything from a base build shell through to full resilience, high specification buildings with specialised internal infrastructure requirements.

Yorkcourt Properties employs only reputable contractors (which so far include Bowmer & Kirkland, Mowlem and Costain) to ensure the quality and delivery of the product. This also means that all accommodation is fully warranted and guaranteed for a period of twelve years from practical completion, giving the tenant total assurance.

Given the scale of Paragon Business Village, requirements from 1,500 square feet to over one million square feet can be accommodated. Buildings are available on standard institutional lease terms or alternatively on a long ground lease with terms to be negotiated.



Aerial Site View, May 2006



## Technical Specification

A typical specification for a building at Paragon Business Village would include the following features as standard, however, the building specification can be adapted in order to meet individual tenant's requirements.





MORE THAN MEETS THE EYE

## Architectural Specification

- Generous car parking - 4 spaces per 1,000 sq ft net
- Fully DDA compliant
- High quality landscaped design to both the common and demised areas
- Flexible design to permit future sub division for subletting
- Floor loading area to a minimum of 5 + 1 Kn/sq m for the general office areas
- Ground floor to underside ceiling height of 2.7m clear on the upper floor

## Internal Specification

- 600 x 600 metal encapsulated raised floors with 150mm minimum clear void
- 600 x 600 tile suspended ceiling with 15mm grid system
- LG3 & LG7 compliant recessed modular lighting (minimum illumination of 500 lux)
- Alternative forms of heating/cooling systems available subject to tenant's requirements
- One of only 16 BT e-location sites in the North of England

## Receptions/Core Area Specification

- High quality feature reception/core
- Upgraded floor finishes and feature lighting
- Fully tiled male and female toilet facilities on each floor
- Eight person high-speed passenger lifts



# Master Plan



## Onsite Now

- 01 Italian Restaurant (under offer)
- 02 Burger King
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- 09 Cape Industrial Services
- 10 JR Peleys
- 11 Nationwide Building Society
- 12 Securitas
- 13 Red Hall Group
- 14 Just Learning Crèche
- 15 City & Guilds
- 16 SME Units

## Future Developments

- 17 Fire Control Centre (0DPM)
- 18 45,000 sq ft
- 19 6,000 sq ft
- 20 13,000 sq ft
- 21 15,000 sq ft
- 22 6,000 sq ft
- 23 3,500 sq ft
- 24 13,000 sq ft

## Indicative Unit Sizes

- 25 3,500 sq ft
- 26 6,000 sq ft
- 27 6,000 sq ft
- 28 3,500 sq ft
- 29 8,000 sq ft
- 30 8,000 sq ft
- 31 20,000 sq ft
- 32 8,000 sq ft



## Professional Team

Yorkcourt Properties have assembled a highly skilled team of professionals to ensure the service offered to our tenants runs as smoothly and effectively as possible.

### Yorkcourt Properties

Jim Leetham  
01924 881 882  
jim@yorkcourt-properties.co.uk



### Walker Morris

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### Harris Partnership

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henryspence@harrispartnership.com



### Davis Langdon

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0113 243 2481  
duncan.sissons@davislangdon.com



### BWB Structural Engineering

Greg Nicholson  
0113 336 6000  
greg.nicholson@bwb-consulting.com



### Capita Symonds

David Hill  
0114 279 9911  
david.hill1@capita.co.uk



**Bank of Scotland**  
Business Banking



33	8,000 sq ft	41	25,000 sq ft
34	25,000 sq ft	42	130,000 sq ft
35	6,000 sq ft		
36	3,500 sq ft		
37	15,000 sq ft		
38	15,000 sq ft		
39	8,000 sq ft		
40	8,000 sq ft		

Contact Agents



Roddy Morrison



Guy Cooke



Lyndsay Burns



2 Paragon Avenue, Paragon Business Village,  
Wakefield WF1 2UF

Jim Leatham Tel: 01924 881 882  
jim@yorkcourt-properties.co.uk

A development by

www.paragon-wakefield.co.uk



ABOUT WAKEFIELD



MORE THAN MEETS THE EYE

Wakefield, as a city and as a district, is undergoing something of a renaissance. That it has recovered so adeptly from the dark days of pit closures and recession says much about the resilience of the place and its people.

The city is at the centre of the West Riding Conurbation, a district undergoing a cultural and economic transformation - billions of pounds are being pumped into the region, fuelling one of the biggest regeneration schemes in the country.



A prime example of this is the Wakefield Waterfront Scheme - a spectacular £30m redevelopment project which illustrates the new-found confidence and ambition of the city.

The Waterfront is being transformed, with the help of Regional Waterways and sponsorship from the European Union, into a new cultural quarter with the Barbara Hepworth Gallery as its centrepiece. This stunning architectural landmark, designed by the award-winning architectural practice David Chipperfield and Associates, will be a 5,500 sq m gallery and public space, which will house work by local alumni Henry Moore and of course Barbara Hepworth herself, forming the basis of the city's revitalized art collection.

## The rise of Wakefield



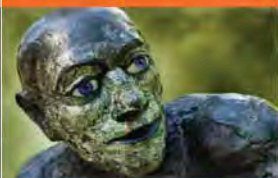
Already, Wakefield can boast one of the pre-eminent European Centres for contemporary sculpture and modern art. Set within 500 acres of parkland, the Yorkshire Sculpture Park exhibits works from world-renowned artists and its place as a cultural pilgrimage is reflected in its recently built Underground Gallery's shortlisting for the Gulbenkian Prize - the most prestigious arts award in the UK.



Despite the rise of Wakefield as an urban entity, it is essentially a rural region. The city is home to three country parks and the surrounding countryside is amongst the most beautiful and unspoilt in England.

Bretton Country Park is the home of both the Yorkshire Sculpture Park and the Bretton Nature Reserve where over 550 acres of beautiful 18th century landscaped grounds provide the backdrop to numerous idyllic pathways and walks. Here, as in the other local country parks, the lakes and woodlands are vigilantly protected to nurture a huge variety of wildlife which contributes in making the parks such tranquil and serene retreats from the bustle of the city.

Sandal Castle



## Yorkshire Landscape



Wakefield has always been a strategically important location and its heritage reflects this. The ruins at Sandal Castle testify to the city's past as a stronghold and nearby at Pontefract Castle, one can see the impressive remains of what was once the most favoured Royal Palace and the Administrative Centre of the North of England.

In the city centre the celebrated Wakefield Theatre and Opera House stages a compendium of challenging and stimulating events. As the fulcrum of the theatrical community in the area, the Opera House is committed to providing a broad spectrum of productions - from Shakespeare to Pantomime from touring stand-ups to musicals, the company's populist stance seeks to attract new Theatre goers whilst satisfying the most seasoned of ticket holders.



Yorkshire Sculpture Park



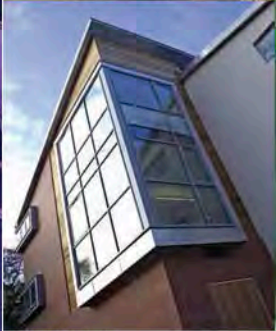


Queen Elizabeth Grammar School Foundation



Wakefield is hard at work creating a proud scholastic tradition - there are several impressive independent schools in the city and some of those have already achieved national prominence. Cliff's preparatory school is a widely admired institution for pupils from 3-11 years which has established an excellent reputation.

Pupils from Cliff's generally graduate to one of the two outstanding schools in the region - both QEGS and the Wakefield Girls High School have consistently been voted amongst the top performing schools in the country. Alongside these, Silcoates School has quietly forged a niche of its own to complete the triumvirate of independent schools which the city is proud and privileged to have at its disposal. At State level also, the substantial increase in investment by the local Council is already reaping dividends with Horbury School, Outwood Grange, Ossett School, Sandal Endowed and Kettlethorpe High School leading the way with enviable facilities and an upsurge in examination results.



Creative Arts Centre

## Living and Learning



Wakefield's housing stock is a diverse and interesting record of how the city has evolved. Everything from an 18th century country pile to a 21st century city centre flat is available and the city caters for all tastes. Amongst this assortment, there is a plethora of residential areas that could rightly claim to be the city's finest. Villages like Chapelthorpe, Woolley and Nottton are delightful, whilst older, established neighbourhoods like Sandal and Woodthorpe are sophisticated, aspirational places where some of the grandest houses in the city can be seen.

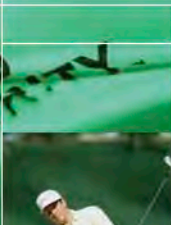
Recently, as the phenomenon of city centre living has expanded, there has been a spate of new developments catering for a younger, more flexible market. The well established St. John's area leads the way with immaculate conversion flats, while the waterfront scheme is set to bring riverside living to Wakefield for the first time.



MORE THAN MEETS THE EYE

Wakefield, it is fair to say, is a sporting city. The range of sports on offer both to participate in and to watch is staggering - from archery to angling, windsurfing to judo, the city offers a myriad of choices. Of course it is known primarily as a rugby city - as well as a professional Rugby Union side it boasts no less than three professional Rugby League sides in the vicinity: Wakefield Wild Cats, Castleford Tigers and Featherstone Rovers.

Perhaps unfairly, the city is less well known for its footballing prowess, despite hosting a multitude of leagues of all standards from Unibond League sides right down to the Tetley Sunday League Division 4 and it can be guaranteed that come the weekend thousands of enthusiastic footballers will take to the playing fields that litter the city.



MORE THAN MEETS THE EYE

## A Sporting City

There are a number of outstanding Golf Courses on the doorstep including Woodthorpe Golf Club, Low Laithes and Waterton Park, and there are many 9-hole Pitch and Putt Courses to introduce the next generation to the game.

From the vantage point of Sandal Castle, another of the city's attractions is clearly visible - Pugneys Country Club. This man-made lake is the centre of a thriving water sports community. There are opportunities for all ages and all levels to try their hand at wind-surfing, canoeing and sailing and for the enthusiasts, there are even dedicated clubs.

In Glasshoughton, the borough's largest single development - the £180m Xscape leisure facility - is an indicator of the ambition that is predominant in the region. This huge expanse of previously derelict wasteland has been transformed into Europe's largest indoor ski-slope as well as a multiplex cinema, numerous retail outlets and a host of bars, restaurants and cafés, including Nando's and Starbucks Coffee. Xscape has recently been named the No.1 visitors attraction in the UK. Just down the road from Xscape is Pontefract Race Course - the largest Flat Racing Course in the country.



Wakefield's proximity to Leeds also enhances the retail offering to the discerning shopper. Leeds is well known as the Fashion Capital of the North and it was no surprise when it was selected as the first city outside of London to enjoy the patronage of Harvey Nichols. There is a wealth of designer shops, cafés, bars and restaurants - all within 10 miles.

Wakefield itself, however, is due to open its first department store, Debenhams, in conjunction with the beginning of the proposed new indoor market. The Council has approved plans that will continue to reinvigorate the city centre.

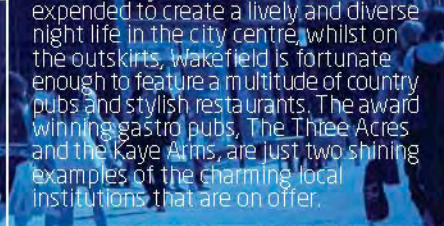
## Enjoying Wakefield



MORE THAN MEETS THE EYE

In the Middle Ages, Wakefield was known as the Merrie Citie, and its reputation has endured through the ages. A vibrant fun-loving place, the last few years has seen a marked difference in the variety and quality of establishments opening in the centre. There are members bars, restaurants, and even an optimistic tilt at a Latin Quarter.

Much money, time and effort has been expended to create a lively and diverse night life in the city centre, whilst on the outskirts, Wakefield is fortunate enough to feature a multitude of country pubs and stylish restaurants. The award winning gastro pubs, The Three Acres and the Kaye Arms, are just two shining examples of the charming local institutions that are on offer.



## MORE THAN MEETS THE EYE

The phenomenal growth in the population and economy of Leeds has alerted investors, migrant employees and the local workforce to the enormous potential of the region as a whole, and Wakefield has been in a position to take full advantage. With its superior demographics and obvious proximity, it is no surprise that the city's resurgence should keep it a pace with its more illustrious neighbour.

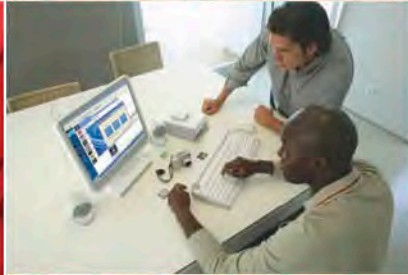


## Wakefield means business

More recently, Paragon Business Village in Wakefield has been selected as the location for both the Office of the Deputy Prime Minister Yorkshire & Humberside Fire Control Centre and the Nationwide Building Society's most recent Regional Head Quarters. In both circumstances Paragon and Wakefield were chosen ahead of other Regional Business Centres, and in the case of the Nationwide, after an exhaustive UK-wide search.



There can be no doubt that Wakefield, as a business location, has not only arrived, but is on the ascent. Its unrivalled accessibility, flexible well-trained workforce and new-found confidence has seen an unprecedented influx of investment, as companies from throughout the UK and beyond begin to fully appreciate the latent potential of this resurgent city.



Within 1/2 a mile of the city centre is Paragon Business Village, a symbol of the new Wakefield. With its unmatched quality of architecture, environment and accessibility, Paragon Business Village epitomises the new Wakefield, satisfying the demands of even the most prestigious companies and institutions.



## Wakefield on the Map

Wakefield is centrally located and on the main arterial network to allow easy access by car to a range of locations throughout the UK. Supported by excellent rail and public transport links, it is also in close proximity to a number of airports including Leeds Bradford, Manchester, Robin Hood (Doncaster) and Nottingham East Midlands. Situated moments from Wakefield City Centre, Paragon Business Village is found on the A650, just off junction 41 of the M1 motorway.

## Surrounding Area



A development by:

**Yorkcourt**  
PROPERTIES LTD

2 Paragon Avenue, Paragon Business Village,  
Wakefield WF1 2UF. Tel: 01924 861 882

[www.paragon-wakefield.co.uk](http://www.paragon-wakefield.co.uk)

**APPENDIX G : THE PROPOSED SCHEME**