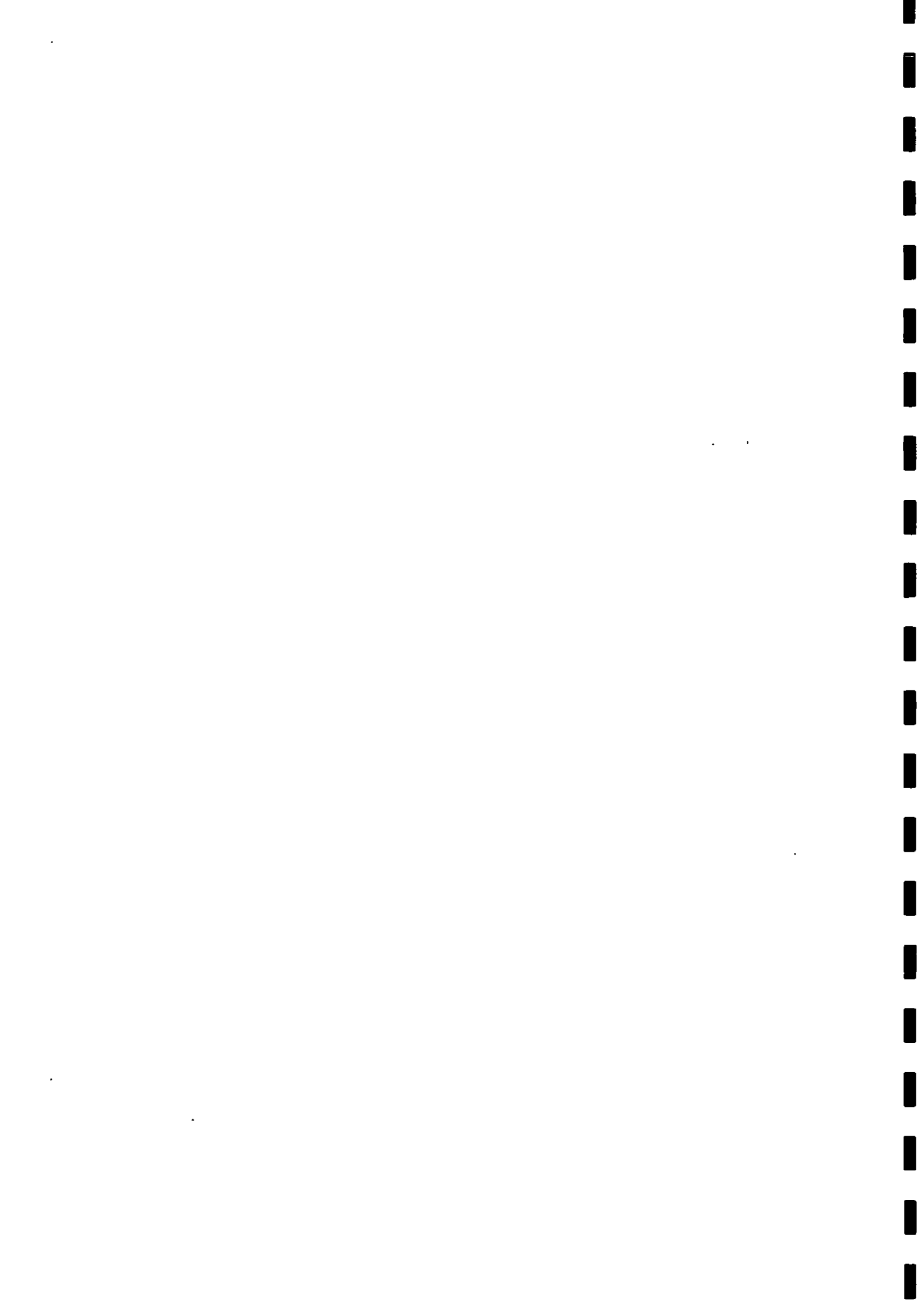


REPORT ON THE SUITABILITY FOR EMPLOYMENT USE

DEVELOPMENT SITE AT BIRDWELL, BARNSELY

ON BEHALF OF HARTWOOD ESTATES LIMITED

28TH OCTOBER 2014

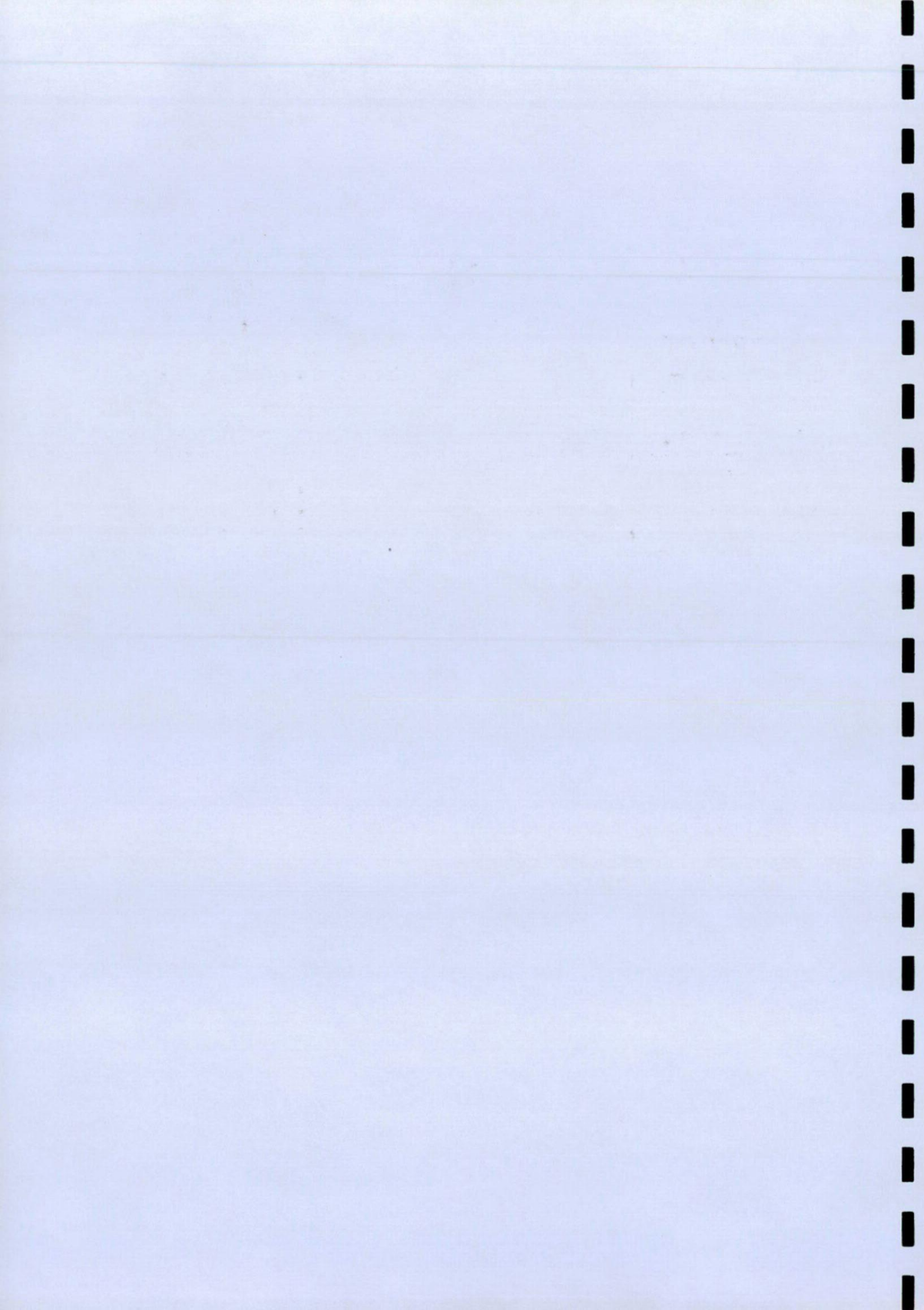


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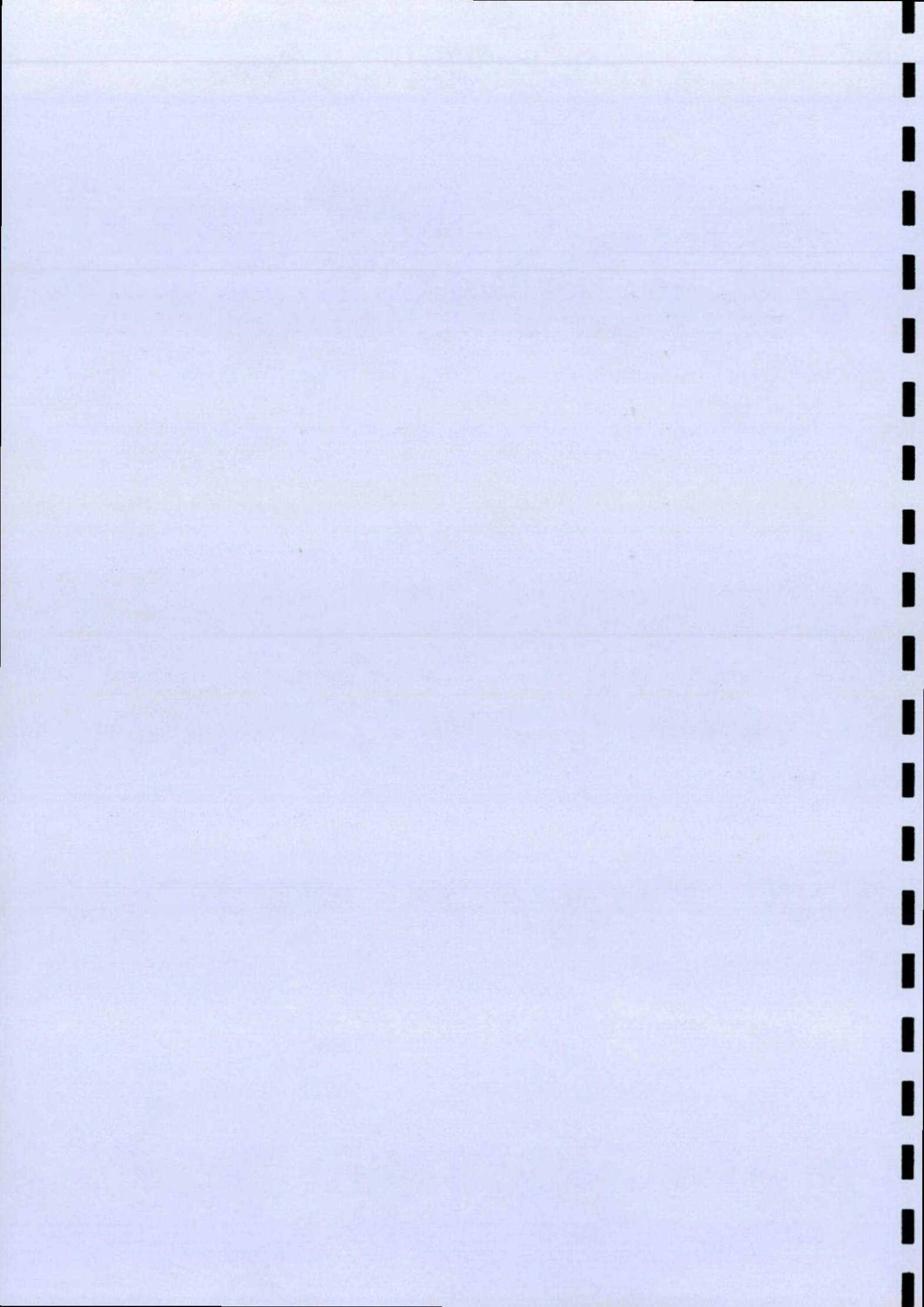
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1 INTRODUCTION

- 1.1 This report has been prepared by Harvey Burns & Co Chartered Surveyors upon the instruction of Hartwood Estates Ltd in respect of the proposed development site at Birdwell, near Barnsley.
- 1.2 The Birdwell development site comprises of 3.1 Ha (7.7 Acres) and is currently being promoted by Hartwood Estates Limited as an employment led mixed use.
- 1.3 This report has been prepared to support an outline planning application by Hartwood Estates Limited in respect of the development of this site as an employment led mixed use scheme.
- 1.4 The employment led mixed use scheme comprises of Retail (A1), Office (B1), Food & Drink (A3/A4/A5), Employment Uses (B2), Clinic/Health/Day Centre (D2), Hotel (C1) and Petrol Filling Station (Sui Generis).
- 1.5 This report will consider a number of aspects relating to this site including the current planning allocation, the proposed wider employment scheme and the justification and benefit of the development for occupiers and the local community.



2 OVERVIEW OF THE SITE – EMPLOYMENT ALLOCATION

2.1 LOCATION

The site is situated just off Junction 36 of the M1 Motorway, with prominent frontage to the Dearne Valley Parkway (A6195). The site is situated adjacent to the junction of the A6195 Dearne Valley Parkway and the A61 Sheffield Road. The site is part of Birdwell Village and adjacent occupiers include Rockingham Industrial Estate, the Council Depot and the village of Birdwell. The site forms the Gateway to the Dearne Valley Parkway.

The site is located approximately 4 miles south of Barnsley and 9 miles north of Sheffield. A Location Plan is in Appendix A. The village of Birdwell sits within the Rockingham Ward and has a population of 11,062 (Source : Census 2011) and the town of Barnsley has a population of 231,221. (Source : Census 2011).

2.2 DESCRIPTION

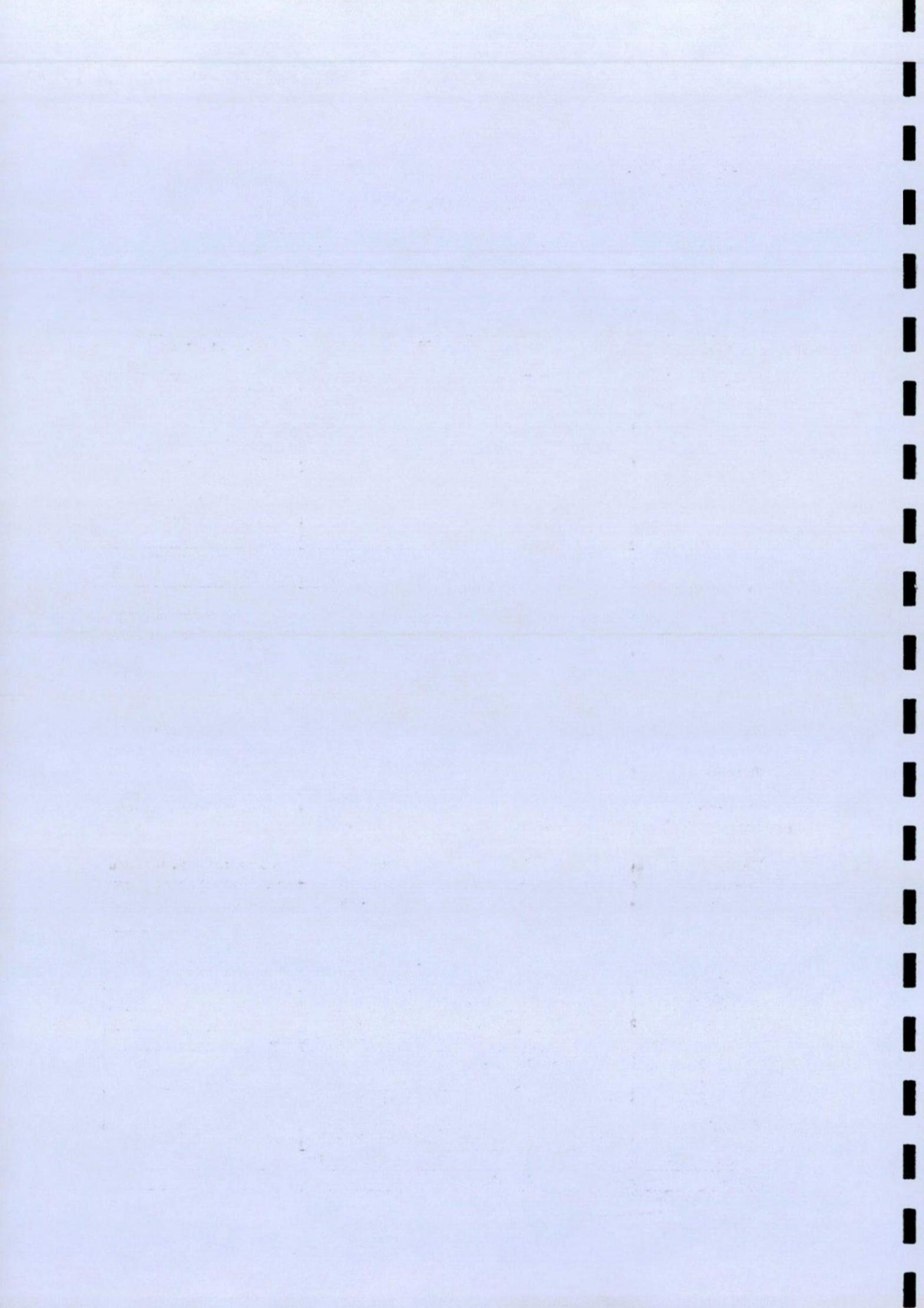
The site is triangular in shape and has frontage to the Dearne Valley Parkway (A6195). It has a site area of 3.1 Ha (7.7 Acres). The site is substantially level and currently vacant. A Site Plan is in Appendix B. Additionally, an aerial photograph of the site is in Appendix C.

2.3 SITE HISTORY

We are advised that historically, this was a greenfield site, previously used for agricultural purposes. Whilst Rockingham Open Cast Mine was in operation, then this site provided land for temporary facilities relating to the mine. We understand that the mine closed in the mid 1990s and the site has been vacant since that time.

2.4 PLANNING ALLOCATION

The local planning authority for the area is Barnsley Metropolitan Borough Council (BMBC). The site is allocated within the Unitary Development Plan (UDP) which was adopted on the December 2000 as being suitable for employment purposes.



3 JUNCTION 36 SITES

3.1 ALLOCATED SITES – DEARNE VALLEY PARKWAY

At Junction 36 there is land both to the east and west of the motorway that is allocated for employment use within the present Barnsley UDP. These include the following:

Industrial Estate	Site Area (HA)	Extent of Development
Rockingham Business Park (including the subject site)	18.76 HA	No Development has taken place
Ashroyd Business Park	11.37 HA	On part of the site Nexus 36 – 19,045 sq m of high quality warehouse space has been constructed. There are additional sites available.
Shortwood Enterprise Zone	7.06 HA	Approximately 11,418 sq m of small industrial unit have been developed on site – additional land still available.
Gladman Park, Tankersley	5.26 HA	Site currently being promoted by Gladmans

Barnsley Metropolitan Borough Council is currently promoting these and additional sites adjacent to Junction 36 of the M1 Motorway for employment use. These proposals are detailed in their Draft Development Framework, Version 2, dated March 2014.

The Report states as follows:

The M1 Junction 36 area of Hoyland offers a fantastic opportunity. It is a very strong location and is attractive to all employment uses. Large areas allow for employment with attractive natural features make it an appealing location for developers and end users.

The location has first class transport linkages to the M1, onwards to the M62 and M18 / A1 road network. This location lies between the city regions of Sheffield and Leeds.

The document allocates a number of sites for both uses. It includes sites that are currently allocated for employment use (as detailed above) and also unallocated sites including those within the Green Belt. The sites within the Council's proposed larger employment area are as follows:

Site	Site Area (Ha)	Status
H1 – Land West of Sheffield Road	48	Green Belt
H2 - Rockingham	18.76	Employment Proposal
H3 – Shortwood Extension	11.81	Green Belt
H4 – Shortwood	7.06	Employment Proposal
H5 – Land south of Dearne Valley Parkway	38.2	Green Belt
H6 – Land North of Dearne Valley Parkway.	44.13	Green Belt
H7 – Ashroyd Business Park	11.37	Employment Proposal
Gladman Park, Tankersley	5.26	Employment Proposal
Total	184.59 Ha	

In addition, Sheffield City Region Local Enterprise Partnership (LEP) has as a result of government policy introduced a number of Enterprise Zones across the region. As a consequence the following sites at Junction 36 and elsewhere in Barnsley are designated Enterprise Zones:

Site	Size
Shortwood 1	1.41 HaA
Shortwood 2	Up to 8,000 sq m of accommodation
Ashroyd Park	Nexus 36 – 19,045 sq m of high quality warehouse space. Additional land also available.
Gladman Park, Tankersley	5.26 Ha
Capitol Park, Junction 37	14.56 Ha

Enterprise zone status provides some key benefits including:

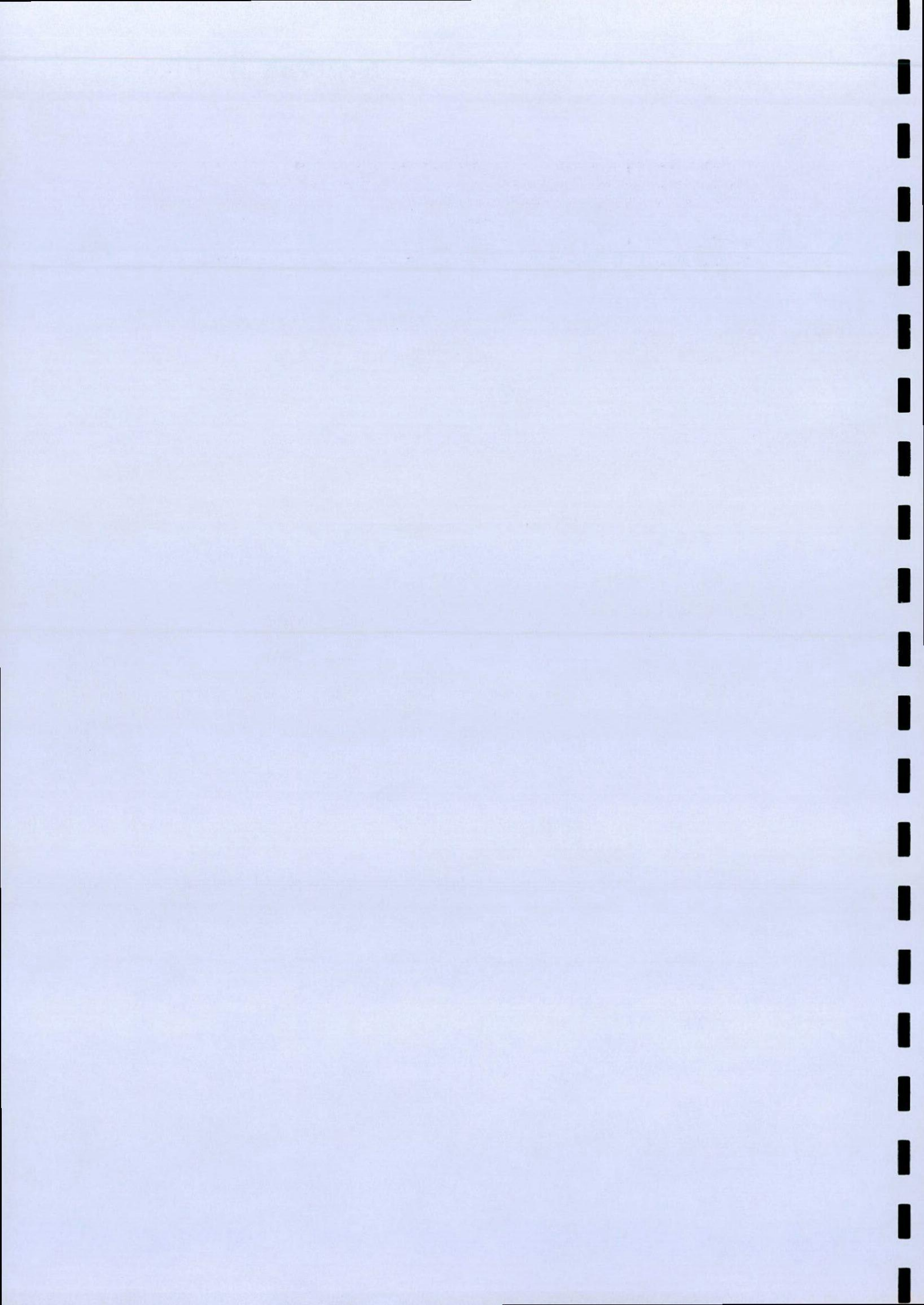
- 100% Enhanced Capital Allowances for sites suitable for major capital investment for plant and machinery on selected sites
- Potential funding from Regional Growth Fund
- Business Rate Relief on selected sites
- Simplified fast track planning
- Superfast Broadband

(Source : www.sheffieldenterprisezone.co.uk)

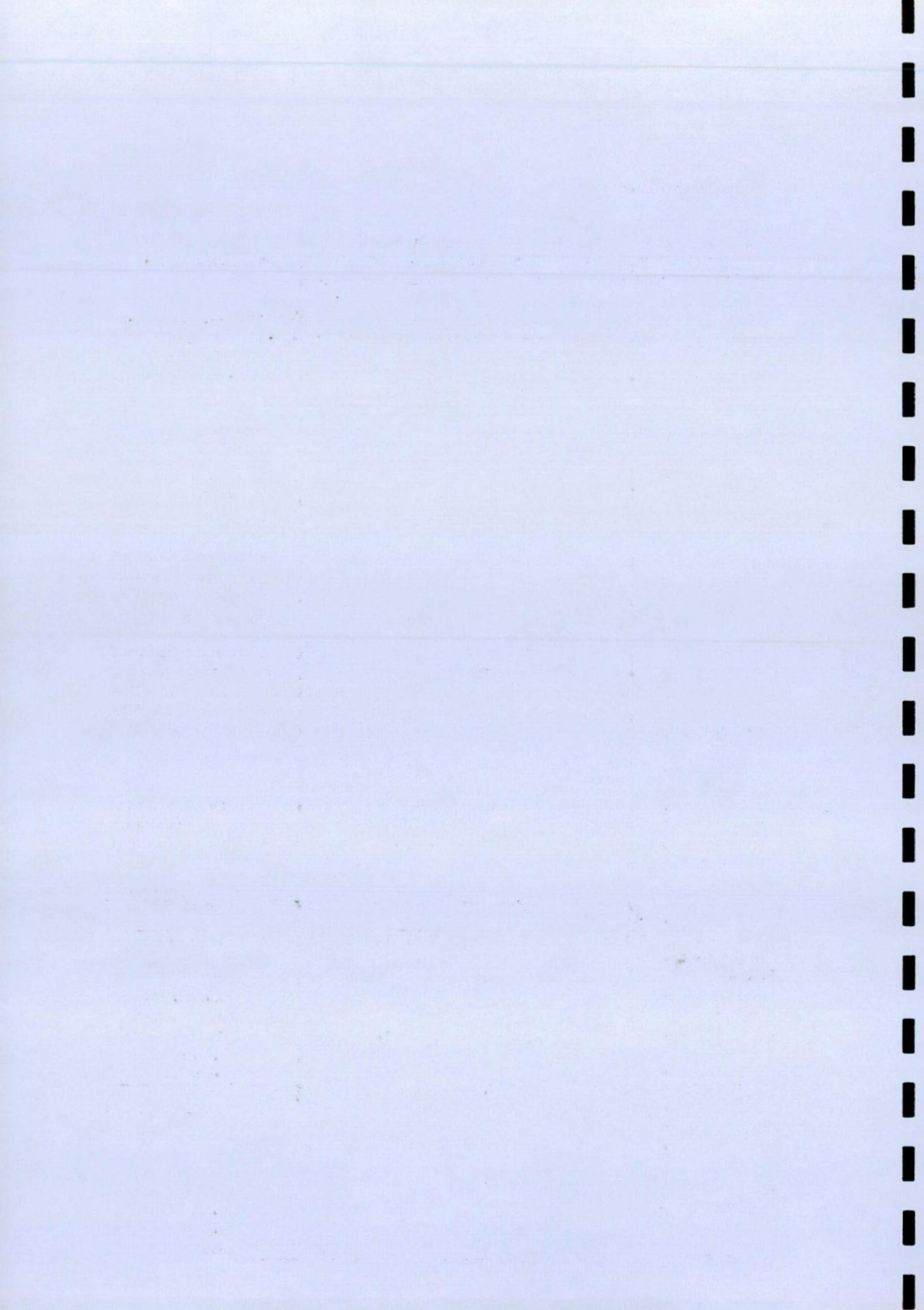
3.2 REGIONAL CONTEXT

The last decade has seen considerable development of out of town business parks. In particular these business parks have been located close to good points of communications for example motorway junctions. Whilst there are many competing locations, we consider the following to be the principle competition to a development of this nature at Junction 36.

- a) Paragon Business Park, Junction 41, M1 Motorway – this is a Gateway site of 56.65 Hectares at the entrance to Wakefield and has access from Junction 41 via the A650, a dual carriageway. To date, this has been a principally office development.
- b) Silkwood Park, Wakefield, Junction 40, M1 Motorway – this is a mixed use scheme comprising of both offices, industrial and warehousing units on a 39.65 Hectares site. The site sits adjacent to Junction 40 of the M1 Motorway with access via the A638.
- c) Calder Park, Wakefield, Junction 39, M1 Motorway – this is a large development site of 97.12 Hectares, incorporating principally office units but also a number of bespoke units such as the Highways Agency offices, the West Yorkshire Police Forensics Laboratory as well as other uses including car showrooms. The site is prominently located adjacent to Junction 39 of the M1 Motorway with access via the A636.
- d) Capitol Park, Barnsley, Junction 37, M1 Motorway – this is a medium sized mixed use scheme of 14.56 Hectares that has been developed by Sterling Capitol. Uses on site include offices, warehouses, public houses and hotel, as well as a park and ride facility. The site is situated adjacent to Junction 37, with access via A628.
- e) Advance Manufacturing Park, Rotherham – this is a substantial scheme of 40.46 Hectares, providing high quality manufacturing sites. This site is located close to Junction 33 of the M1 Motorway and accessed via the A630.
- f) Markhamvale – this site is at the southern part of the region and provides 80.92 Hectares for B1, B2 and B8 Uses, adjacent to Junction 29a of the M1 Motorway. Plots are able to accommodate up to 1,000,000 sq ft of manufacturing / warehouse space. This site has been developed by Henry Boot.



In summary the existing allocations provide the beginnings of a substantial employment zone centred around the motorway junction. The land includes a variety sites of which some have the additional benefit of being an Enterprise Zone. Should the Council's Draft Development Framework proposals for additional employment land be adopted, then in our opinion this location will gain critical mass and compete to become a premier employment location in the region able to compete with the above sites. It is our opinion that our site forms the Gateway to remainder of the sites along this corridor.



4 EMPLOYMENT USE

The Birdwell site is currently allocated for employment use within the Barnsley UDP. This section of the report will consider the wider employment market (both offices and industrial), as well as the marketing that has taken place of the site and its suitability and viability for employment use.

The employment market for land and premises is in our experience, divided into 2 key sectors; offices which range from town / city centre offices to out of town office parks. The second sector is the industrial / warehousing sector which varies from small starter units to much larger, specialist warehouse premises. This report will consider each market in turn, before looking in more detail in respect of the subject site.

4.1 THE OFFICE MARKET

The wide office market primarily consists of town / city centre offices, as well as out of town office parks. The latter which is most appropriate in this matter, tend to have been constructed in the last 10 or 15 years, and are generally 2-storey stand-alone buildings on office park locations.

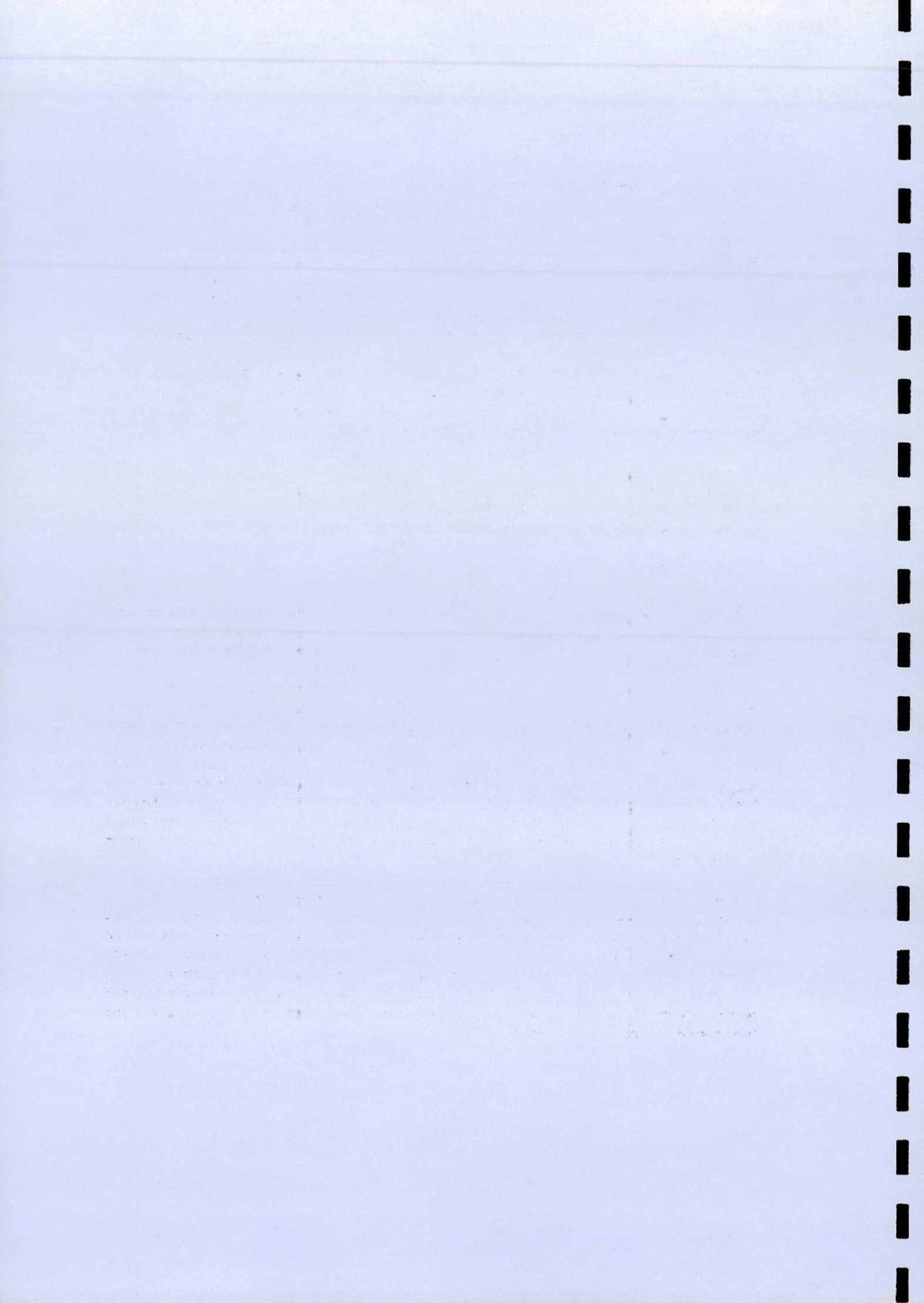
It is widely acknowledged that the office market nationally has struggled as a result of the financial crisis. This resulted in a loss of jobs, particularly in the service sector, as a consequence, the vacation of office space. The advent of empty rates on vacant property has restricted the supply of premises and further reduced rental values.

The regional outlook showed an increasing uptake in 2013, compared to 2012. Across the region and in particular in the key office centres of Leeds and Sheffield show a reduction in Grade A space and rents beginning to rise. Sheffield noted a pickup in transactional activity, with Quarter 1 to Quarter 3 2013 take-up reaching 192,188 sq ft, up 19% on the equivalent period a year early. As a result of the take-up of Grade A space, there has been an increase in take-up of Grade B and C space. It is anticipated that these trends will continue.

(Source : BNP Paribas Real Estate Yorkshire Office Market Autumn 2013).

It should however be acknowledged that rents for office space in particular outside the key centres of Leeds and Sheffield have shown little or no growth over the last few years and in our experience rental levels have fallen since the start of the financial crisis. The table below shows the availability of offices within the immediate area.

Property	Floor Area (sq m)	Floor Area (sq ft)	Rent (p.a.)	Rent per sq m	Rent per sq ft	Comments
Wenworth House, Maple Court, Tankersley, S75 3DP	271.7 sq m	2,925 sq ft	£30,000 pa	£110.33	£10.25	A modern 2 storey out of town office building. Part of a business park, located to the west of J36, M1 motorway.
Maple Park, Maple Road, Barnsley, S75	116.1 – 465.5 sq m	2,500 – 5,000 sq ft	£20,000 pa - £40,000 pa	£86.11	£8.00	Modern 2-storey office building offering a variety of different sized office suites, situated on a business park close to J36, M1



Field End Office Village, Barough Green, Barnsley, S75 9TH	120.78 – 840.9 sq m	1,300 – 9,051 sq ft	£9,750 pa – £67,882 pa	£80.73	£7.50	High quality office park providing pavilion style offices with suites of a variety of sizes with the benefit of air conditioning.
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We consider that the asking rents at the above premises are indicative of the difficult office market, in particular for out of town office premises in the area. We do not believe that the rental levels shown of £7.50 - £10.25 per sq ft (£80.00-£110.00 per sq m) are likely to justify the construction of office space, either speculatively or on a pre-let basis.

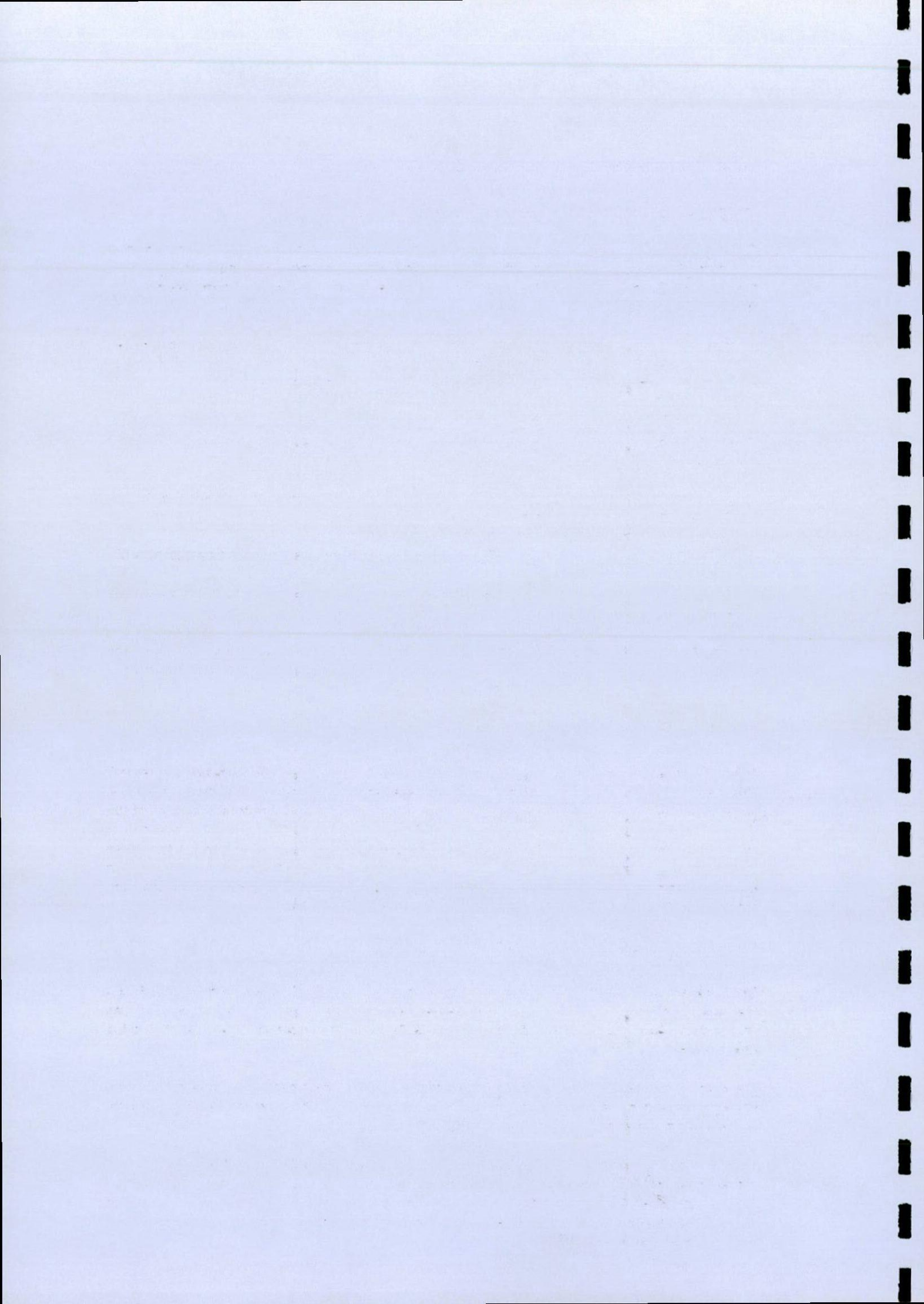
We note that there has been an increase in take-up of freehold out of town office buildings, however this has been driven by some attractively priced premises with capital values for modern office buildings as low as £39.00 per sq ft (£419.80 per sq m).
(Source : Lambert Smith Hampton Sheffield Office Market Report 2014).

4.2 THE INDUSTRIAL MARKET

Over the last few years, the industrial / logistics market has suffered as a result of the economic recession. In general demand has fallen, resulting in an increase in vacant property and a consequential fall in rental levels. A consequence of this has been a lack of speculative development.

Nationally industrial / warehouse space availability figures show a tightening in the availability of industrial / warehouse spaces over 2012, with a reduction in stock of 1.7% to 364.6m sq ft. This did however mask an underlying trend, in that the availability of Grade A space reduced by 19.1%, whilst second hand space availability has been on the increase. The availability of second hand space has continued to increase over the past 4 years, with the overall levels of stock nationally around 80% higher than they were in 2008, to 329.2m sq ft. The most significant decline in Grade A availability has been seen in the West Midlands, The North West and Yorkshire and the Humber, where the take-up of Grade A space has been particularly strong over the past 12 months. The availability of Grade A stock in these 3 regions fell by almost 40% (Source : Lambert Smith Hampton – Industrial and Logistics Market 2013).

The regional market showed a take-up in H1 2014 of 695,000 sq ft within South Yorkshire. This was a considerable improvement on the same period in 2013. As a result, it was reported that incentives have hardened as a result of an increase in demand as a result of the changing supply and demand dynamics. Whilst it is reported that there is a shortage of modern Grade A stock across the South Yorkshire region, it is also noted that the only speculative development taking place is being supported by Rotherham Metropolitan Borough Council at the Advanced Manufacturing Park and elsewhere with ERDF grants (Source : Knight Frank Logic Research, South Yorkshire Logistics and Industrial Commentary, H1 2014 Review).



4.3 MARKETING OF THE BIRDWELL DEVELOPMENT SITE

The site has been marketed for employment use as follows:

- a) The property, as stated previously in this report, is owned by Hartwood Estates Ltd. Hartwood are a local property investor / developer with a variety of units ranging from retail to industrial use across the Barnsley region. In addition to employing commercial agents, Hartwood also market property directly to occupiers.
- b) Barnsley Development Agency – this land has been marketed by Barnsley Development Agency's website along with the other land at Rockingham Business Park. We are not aware within that time of any enquiries from the Barnsley Development Agency in respect of the subject premises.
- c) Harvey Burns & Co – acting upon the instructions of Hartwood Estates Ltd, the site has been actively marketed for employment use since January 2014. This marketing has taken on the following marketing tools:
 - A dedicated brochure has been produced and is available to download on the various websites. A copy of the brochure is in Appendix D;
 - A marketing board has been erected on site;
 - Details have been on Harvey Burns & Co's corporate website and on the national website EG Property Link; and
 - Details have been forwarded to developers and those enquiries for land such as this, on the company's in house database.

Despite these marketing activities, there has been a limited interest in this site. Details of the interested parties are to be found on Appendix E. Only 2 enquiries were received and neither interested parties progressed their interest in this site.

4.4 ROCKINGHAM INDUSTRIAL ESTATE

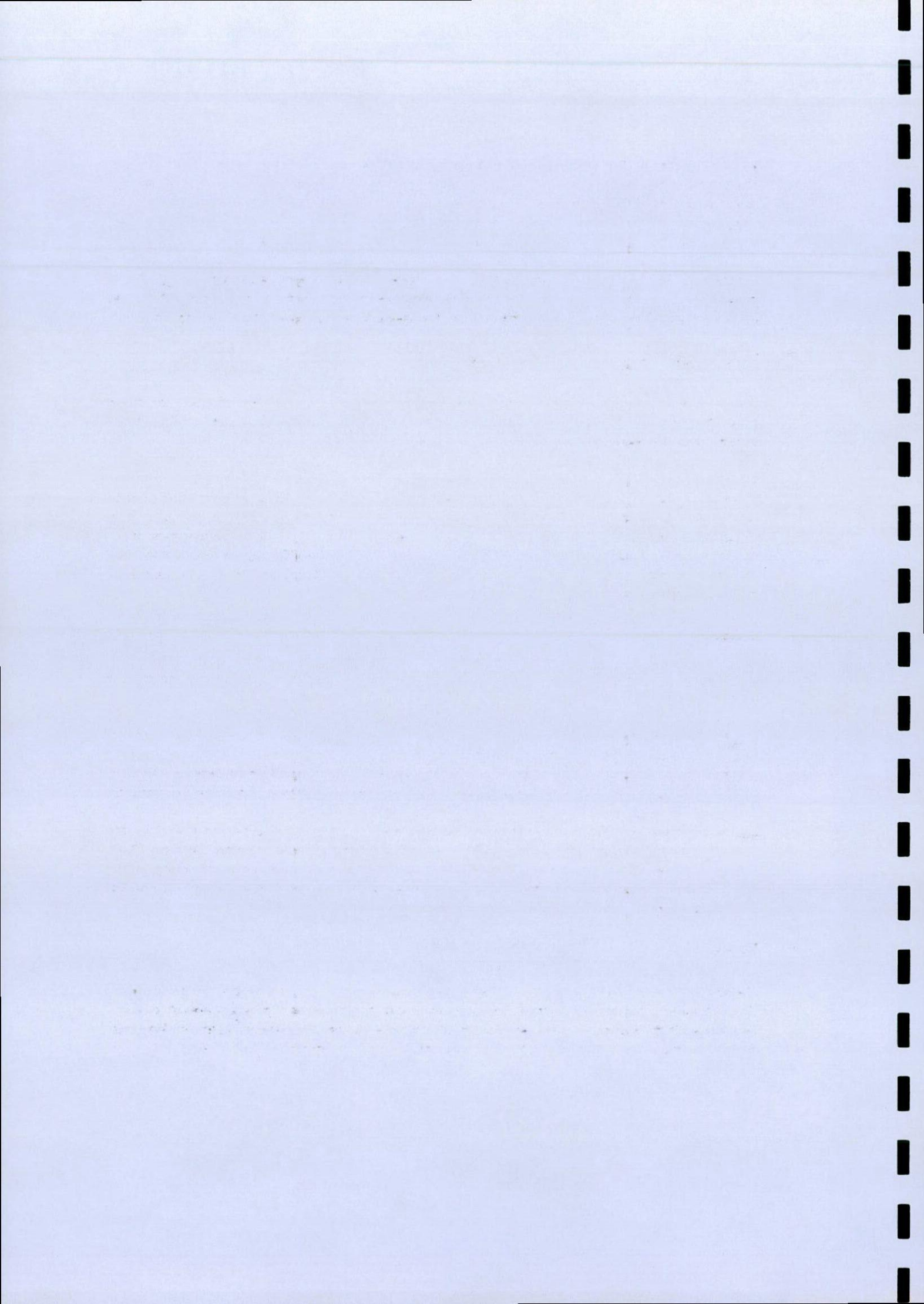
Adjacent to the site is the Rockingham Industrial Estate which is also owned by Hartwood Estates Ltd. This is a medium sized industrial estate, comprising of a variety of industrial / warehouse buildings, providing accommodation for a number of local and regional businesses. The total floor area of the site is 9,290 sq m (100,000 sq ft) on a site area of 2.0 Ha (4.95 Acres). The units range in size from small to medium size unit. As at the date of this report the site is fully let. Hartwood Estates advise that generally void levels on site over the last 5 years are between 5 and 10%. Their experience is that the demand for smaller units is greater than medium sized units. Hence, why Hartwood Estates Ltd are proposing small incubator units as the level of enquiries has been high.

4.5 EMPLOYMENT LAND SUPPLY AND DEMAND

BMBC has an obligation to ensure sufficient provision of employment land within the borough and regularly monitor supply and demand. To this end we have considered the Barnsley Employment Land Review dated April 2010 (ELR) and also the 2012 Local Development Framework – Annual Monitoring report (AMR).

The Employment Land Review provides details of the policy context behind the requirements for employment land in the borough. In particular it identifies the need to grow the Barnsley Economy and makes reference to the Barnsley Growth Plan 2007.

The ELR further refers to the Barnsley UDP and clarifies that by April 2008 150 Ha of employment land allocated within the UDP remained undeveloped. In addition it was recommended in the Review that 128 Ha are carried forward into the Local Development Framework (LDF) Development sites and Places DPD. The Review also establishes a figure of 470 HA of employment land required for the period up to and including 2026.



The most recent AMR provided limited information on the demand and supply of employment land. The Review stated that in the period 2011/12, 1,864 sq m of new commercial floorspace (Class B uses) were completed. There were no new plots of employment land developed in 2011/12. Further development of employment land in the previous few years was on a very limited scale with 1 Ha developed in 2010/11, 4 Ha developed in 2009/10 and 11 Ha developed in 2008/09.

The employment land policy of Barnsley MBC makes it clear that the council aspires to create a larger employment base for the borough. The lack of development over the last few years implies the need for action by both the council and developers to bring viable schemes forward for development.

4.6 SUITABILITY OF THE SITE FOR EMPLOYMENT USE

Despite the current market and rental levels, there are limited examples of premises being transacted, generally on a pre-sale or pre-let basis. Experience shows that properties likely to be developed on this basis are generally in excess of 6,000 sq m (64,584 sq ft) in size.

The site is currently vacant, generally level and access can be created onto the Dearne Valley Parkway. In our experience, sites such as this, particularly close to the M1 Motorway are attractive to warehouse operators. We have given consideration to the shape of the site and how you would fit an industrial/warehouse unit on to the site. We are of the opinion that due to the configuration of the site is not suitable for larger employment units. Based on the proposed access arrangements then you would not be able to fit a unit of 6,000 sq m (64,584 sq ft) (together with service yards, car parking, access roads and landscaping) or larger on the site.

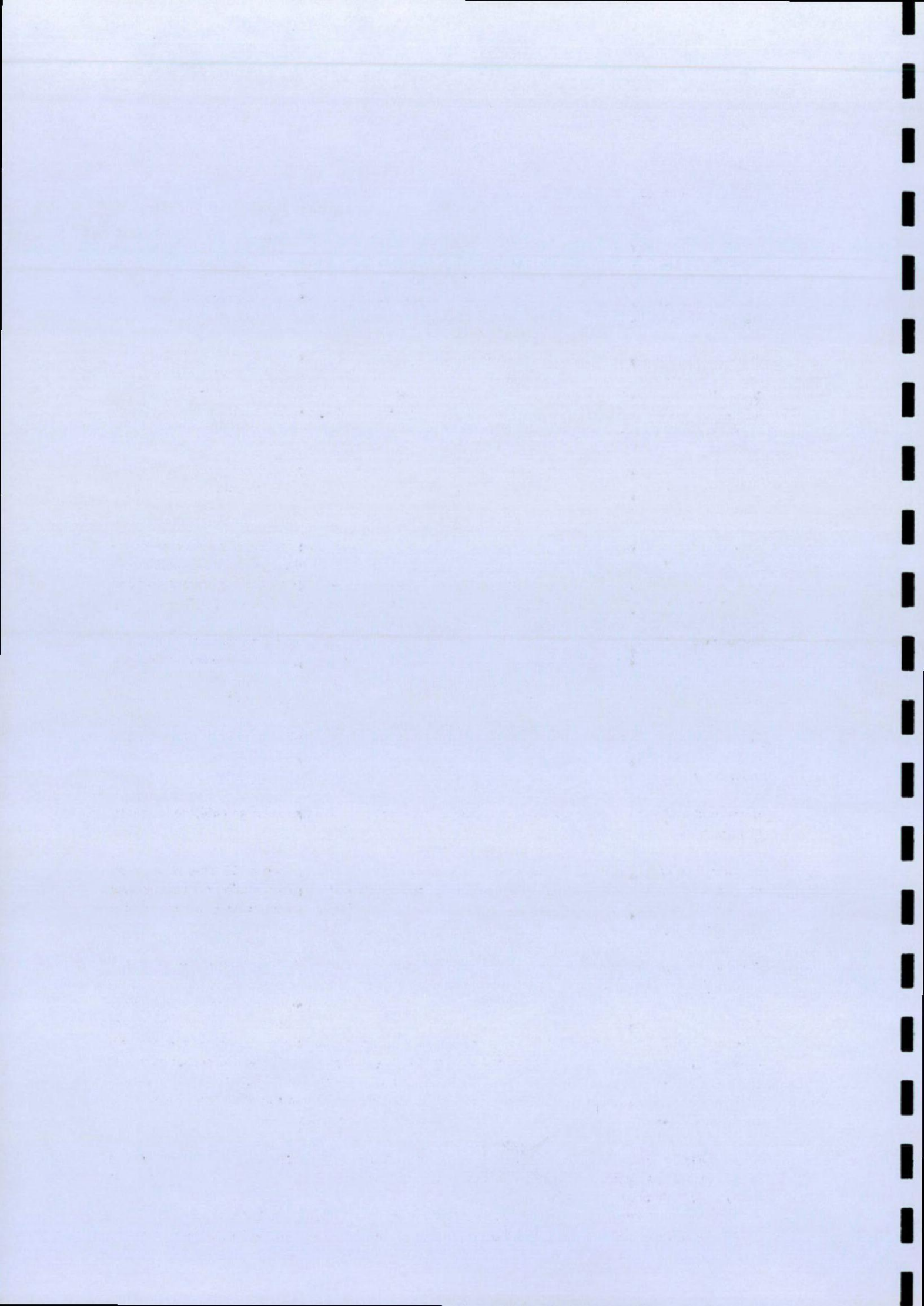
4.7 VIABILITY

We consider in the current albeit improving property market that the site is not viable for the following uses:

- There is an oversupply of out of town offices across the region and as a result rental/capital values have fallen making it difficult to justify speculative development of offices.
- The shape and size of the site makes the development of medium to large warehouse/ industrial units impractical. In addition we do not consider that there would be a demand for these uses.
- There is a demand locally for smaller industrial / starter units as demonstrated by the adjacent Rockingham Business Park and development at Shortwood Business Park. However rental levels are still subdued and we consider these would be insufficient to justify the development of these units solely on site. Given the cost of opening the site up for development then alternative higher value uses are required.

4.8 SUMMARY

The site in our opinion requires a mixed-use development to support employment provision on site. The figure within the Annual Monitoring Report makes it clear for the need for development to be kick started in the Barnsley area. In addition the site offers a prominent gateway location making this development an important building block to build confidence in the other Junction 36 sites.



5 BIRDWELL AMENITY HUB

As part of the wider scheme, centered around Junction 36 of the M1 Motorway which has been detailed in Section 3 above, the Birdwell Development Site is being promoted by Hartwood Estates Ltd as an employment led mixed use scheme that comprises of Retail (A1), Office (B1), Food & Drink (A3/A4/A5), Employment Uses (B2), Clinic/Health/Day Centre (D2), Hotel (C1) and Petrol Filling Station (Sui Generis).

In addition to the traditional employment uses (B1 and B2) the additional uses referred to in the proposed scheme provide a high level of employment. This is dealt with in more detail in section 5.1 below. However, not only do these uses provide employment they are also a benefit to existing and future occupiers at the various Junction 36 employment sites. The key benefits to occupiers and local residents of the uses are as follows:

Public House – The benefit of a public house is that it provides food and drink for employees and visitors to local business as well and local residents. It also can provide an informal meeting area for businesses and their clients.

Hotel – In an increasingly globalised world, many businesses require facilities to accommodate employees and visitors from other parts of their businesses located elsewhere. The availability of hotel accommodation, be it Travel Lodge type or more up market accommodation is a benefit to these parties, as well as local residents. In addition, most hotels provide conferencing facilities.

Restaurants – These occupiers provide food and drink, either by way of a more traditional stand alone restaurant or a fast food outlet. These provide key benefits to occupiers and local residential alike.

Clinic/Health/Day Centre – These provide facilities for employees and local residents.

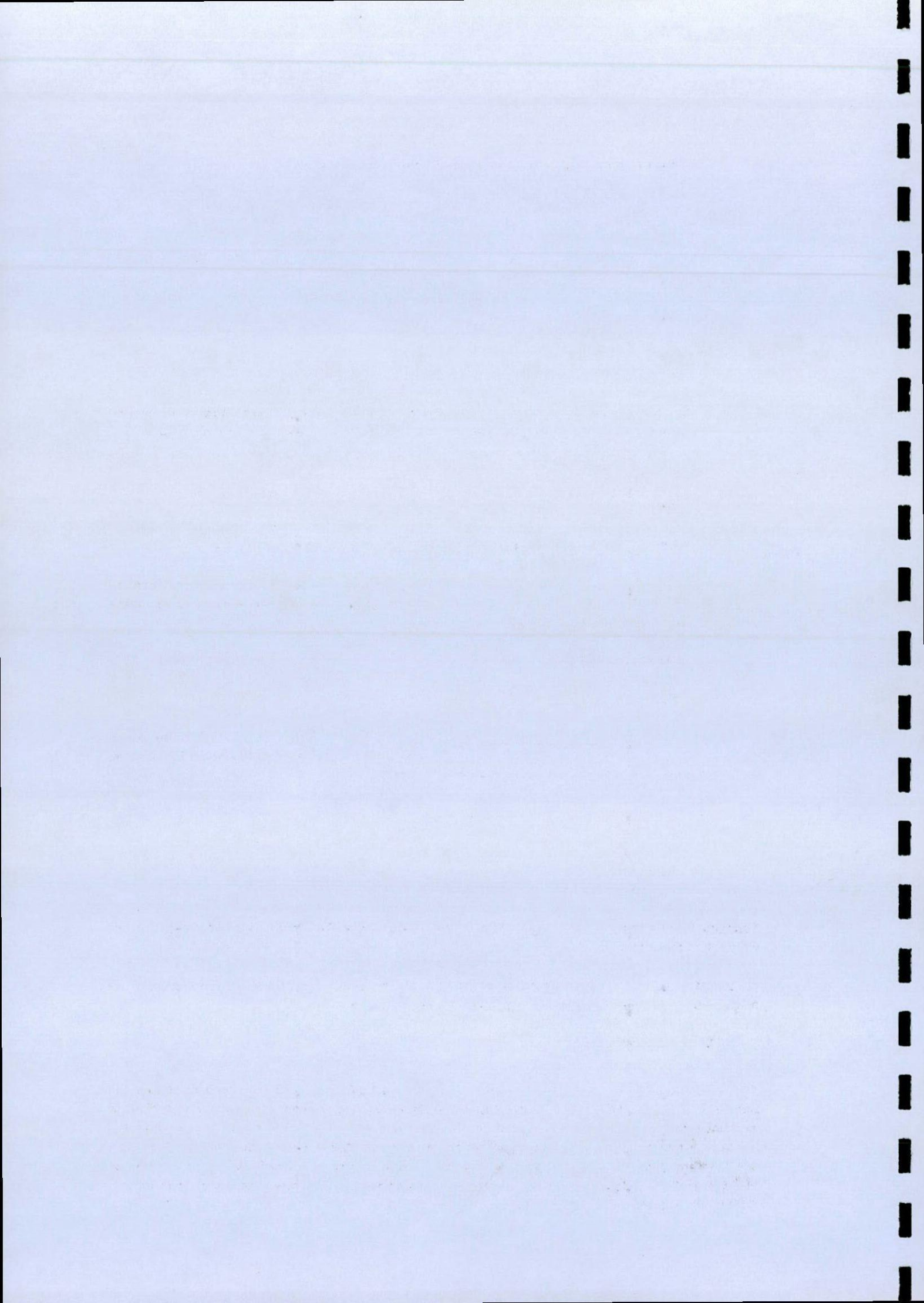
Petrol Filling Station and Convenience Store – An important facility providing fuel for motorists and also for the provision of food, sandwiches and other consumables for local residents and employees of local occupiers.

Retail unit – The provision of smaller scale retail units provide facilities such as café, newsagents, location for ATMs etc.

In addition to the provision of amenities it is essential for the wider Junction 36 sites to have an identity and this site has the opportunity to be a Gateway site to the wider employment zones. An enhanced level of landscaping, together with key gateway features can provide an impressive entrance to the area from Junction 36 of the M1 motorway.

The wider employment sites at Junction 36 will have to compete with other business parks located at motorway junctions, a number of which are described in Section 3 above. Occupiers tend not to be restricted to a particular town/location, but in our experience will consider competing location across a wide area. In choosing a location not only is the provision of land and buildings to the appropriate sizes and specification important but also the amenities on site. By their very nature, out of town business parks tend to be remote from town centre facilities/amenities. Therefore, occupiers in our experience require a good level of amenities in a location. Other established competing business parks offer facilities/ amenities and often make great play of these facilities within any brochure for these sites. Competing business parks and their amenities are as follows:

- Capitol Park, Junction 37, Barnsley – this mixed use scheme of 11.37Ha adjacent to the motorway junction providing offices and warehouse units has the following amenities on site; Public house and a Ramada Hotel.
- Sheffield Business Park and Advanced Manufacturing Park, J33, M1, Sheffield – this is an extensive business park, located either side of Sheffield Parkway, adjacent to the former



Sheffield Airport. There are a number of amenities both sides of the Sheffield Parkway as follows:

- Supermarket
- Blushes Café
- Conference room facilities
- Kids at Work Nursery
- Dry Cleaners
- Mercule Hotel
- Fish & Chip Restaurant
- HSBC Bank

- Calder Park, Junction 39, M1 Motorway, Wakefield – this is a 97.12 Ha park being developed by Peel Holdings and currently provides a number of amenities including the following:

- 2 public houses
- Premier Inn
- Petrol Filling Station with Starbucks and Subway

In addition, an amenity village is planned to provide restaurant and crèche facilities.

- Silkwood Park, Junction 40, M1 Motorway, Wakefield – this is a 39.65 Ha site adjacent to Junction 40 of the M1, providing office, manufacturing and warehouse units. There are a number of amenities on this site including the following:

- Days Inn Hotel
- Total Fitness Gym
- Public House

- Paragon Business Park, Junction 40, M1 Motorway – this is a 56.65 Ha business park, principally with office occupiers but also including the former West Yorkshire Fire Control Centre. Amenities on this site are as follows:

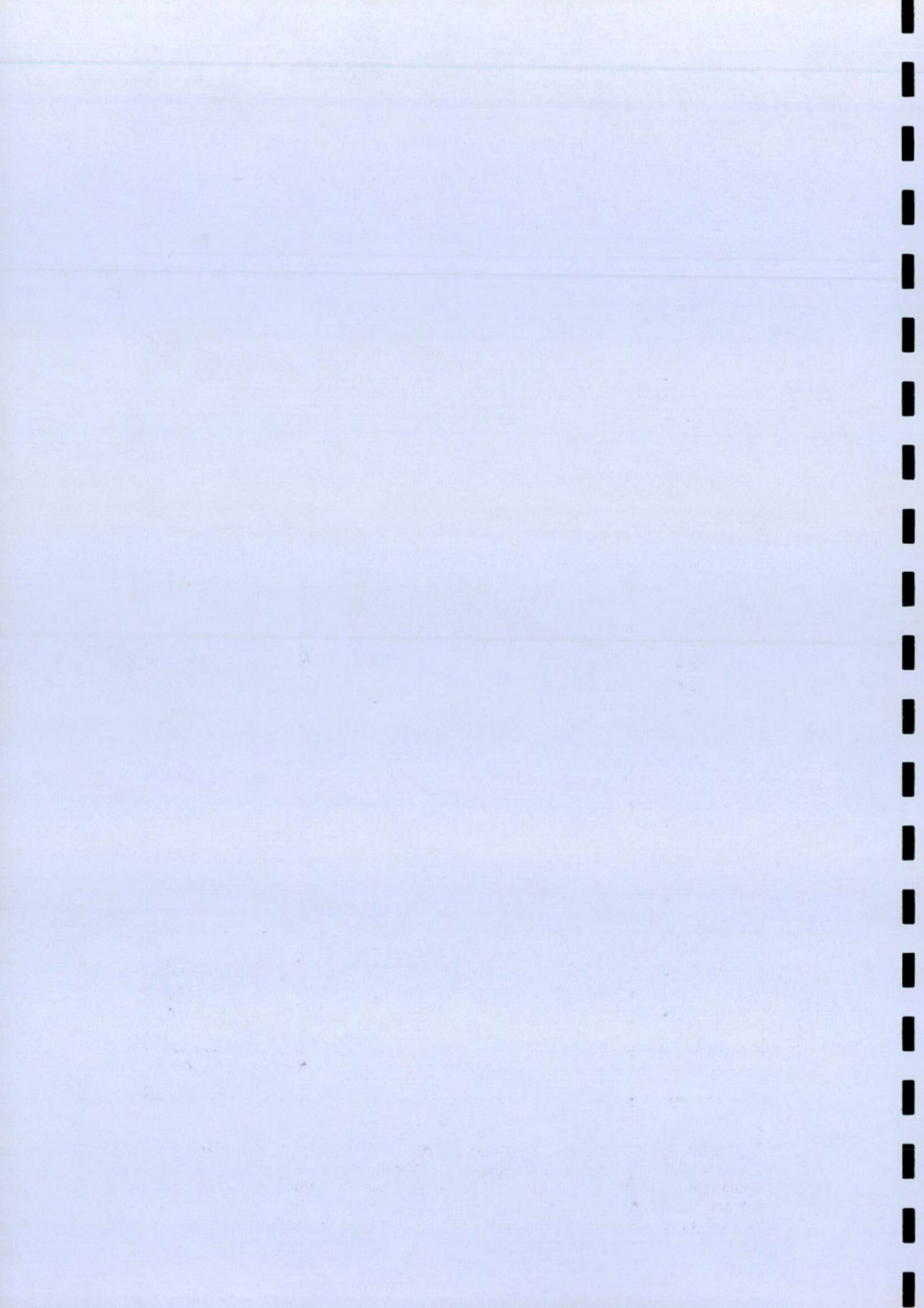
- Burger King Restaurant
- Premier Travel Inn
- Public House
- Bannatyne Gym
- Creche

Appendix F contains brochures for Sheffield Business Park, Calder Park and Paragon Business Park, of which all of these schemes have marketing brochures.

In summary, successful business parks including those that are likely to be competing with the business parks at Junction 36 have a high level of amenities on site.

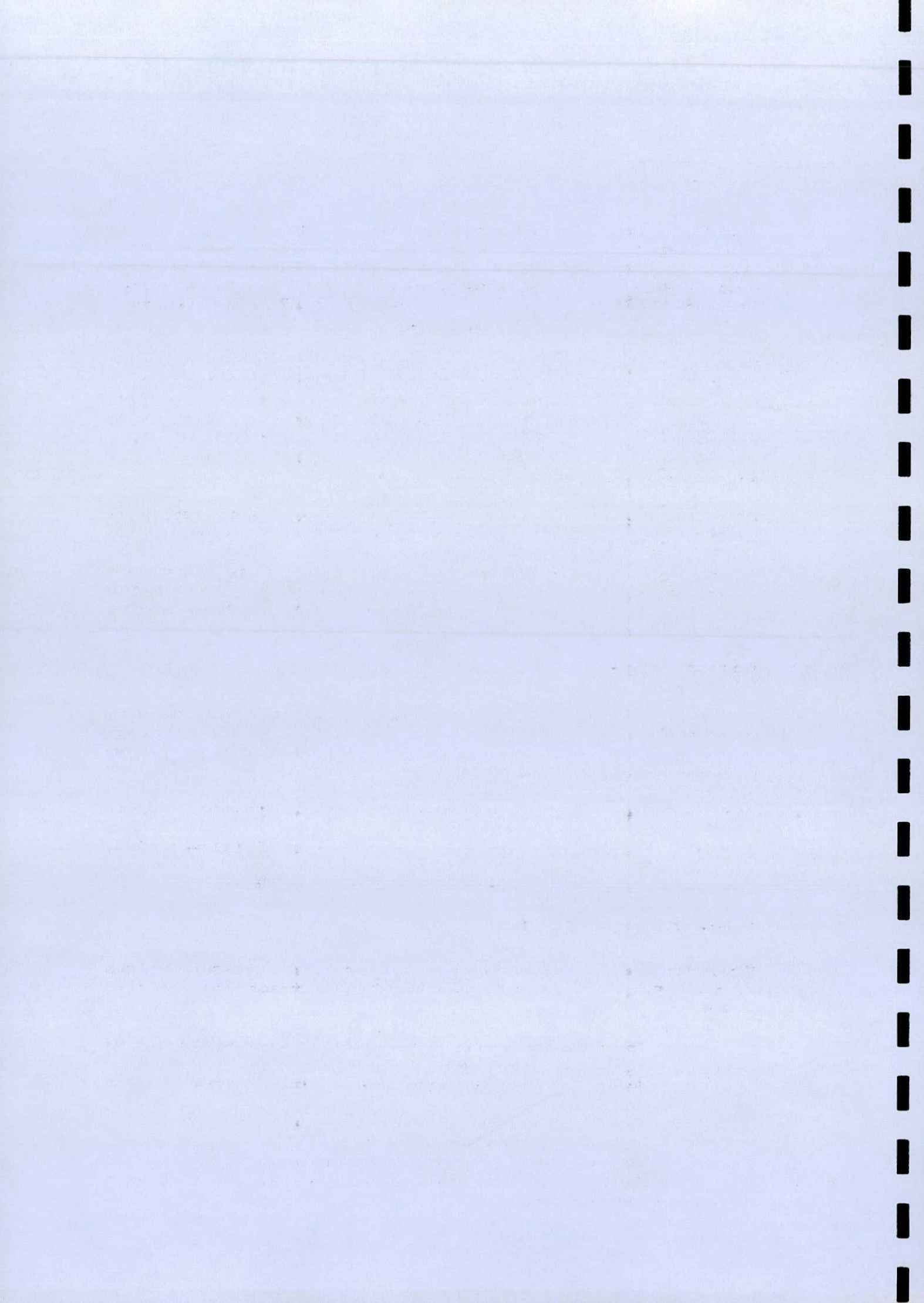
5.1 THE PROPOSED SCHEME

The proposed scheme is shown on the layout plan (Drawing No P13 4806 10 Revision 0) to be found in Appendix G. The basis for this proposal is that the site as detailed above is unsuitable for medium to large industrial/warehouse units. In addition the current out of town office market means that it is unlikely to be financially viable to construct an office park. Therefore, in order to help kick start development in the area a scheme combining small industrial units for which we are of the opinion that there will be a demand and other non class B units that also generate jobs has been proposed. The schedule of units and sizes is shown in the table below.



Unit	Area sq ft	Area sq m
Class A1		
Retail Unit 1a	1,119	104
Retail Unit 1b	1,119	104
Retail Unit 2	3,111	289
Class A2		
Office 1	5,360	498
Class A3		
Café	3,272	304
Class A4		
Public House	7,201	669
Class A5		
Drive Through	3,617	336
Class B2		
Industrial One	4,187	389
Industrial Two	4,090	380
Industrial Three	4,090	380
Industrial Four	4,090	380
Industrial Five	3,843	357
Industrial Six	2,519	234
Industrial Seven	2,519	234
Industrial Eight	2,519	234
Class D1		
Clinic/Health/Day Centre	7,416	689
Other		
80 Bed Hotel	23,315	2,166
Filling Station Total	5,016	466
Filling Station - Retail Area	1,614	150
Total	90,017	8,363

it is estimated that once completed, the project will provide 239 full time equivalent (FTE) jobs. Appendix H contains a table detailing the number of jobs. This is based on the HCA Employment Densities Guide, Second Edition Dated 2010 that has been used to provide these figures. It should be noted that based on the 2011 Census, the number of unemployed individuals within the Rockingham ward was 423 people. So the number of jobs created would go a long way to reducing unemployment locally.



5.2 HARTWOOD ESTATES

The property investment and development company Hartwood Estates was established in 1976 in Birdwell. It was set up by the late Allan Finlay on the back of his export company Hartwood Exports, which was set up from scratch in Barnsley on Shambles Street in the late fifties. Hartwood Exports exported from Barnsley, machinery to all over the world, including open top double decker London buses to Texas, coaches to Mauritius, lorries to Africa and commercial engines to the Far East, where many still power the famous Chinese Junky Boats today.

Hartwood Estates is the property side of the family company, since 1976 it has invested in and developed many properties around the North of England, but more so in its hometown of Barnsley where it remains engrained. Hartwood Estates own and manage shops, pubs, offices, restaurants, warehouses and workshops within the Barnsley area including the town centre. Many tenants who lease properties from Hartwood are Barnsley companies too. Hartwood Estates are renowned for being a good landlord and it prides itself on giving new local start up companies help with business advice and the encouragement they desperately need to succeed.

Within Hartwood's property portfolio and recent developments (including the soon to be built new Birdwell Aldi), there are approximately 400 full and part time jobs within the Barnsley area alone.

It is because this local family company is, along with its current managing director, born and bred in the town; that there is a fondness to keep investing into Barnsley. Undoubtedly a good share of the profits from their proposed Rockingham development will be put back into their Barnsley properties and their future local developments.

5.3 INTEREST IN THE SCHEME

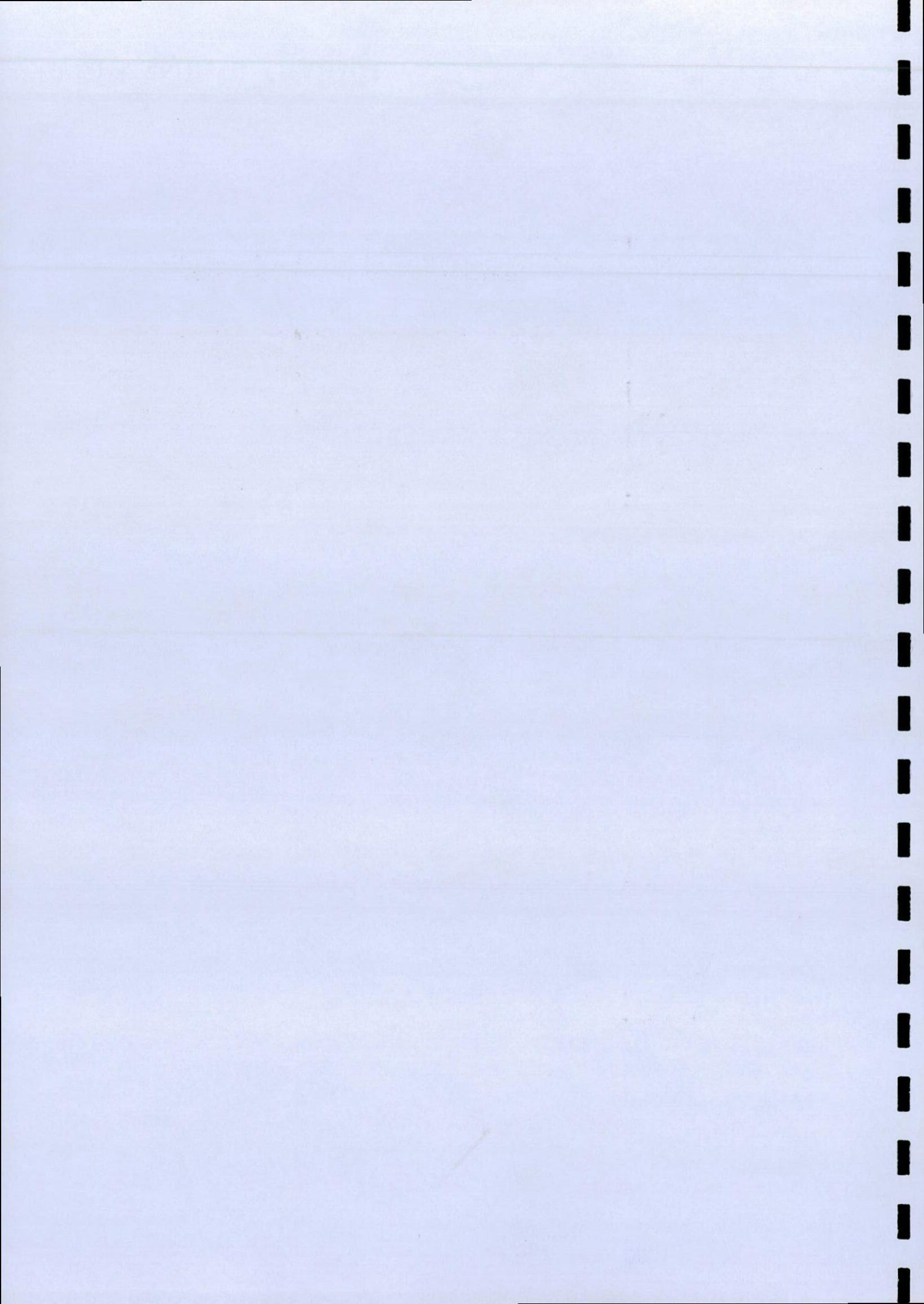
The scheme detailed above has been marketed directly to a number of occupiers. It's location, adjacent to Junction 36, together with the prospect of providing services and amenities to a large employment area as well as a local resident population has proved attractive to occupiers. Key parties interested in the scheme are as follows:

- Green King – this is a national public house operator who have expressed an interest in a public house on site.
- Mitchell & Butlers – national public house operator have expressed an interest in a family public house to be built on site
- Holiday Inn Express – a franchisee has expressed an interest in the premises

5.4 BENEFIT TO LOCAL RESIDENTS

This report has considered the ability to develop the site to primarily provide jobs for local residents and the wider Barnsley population. We consider that the site also has the additional benefits to local residents:

- The site has pedestrian access from Sheffield Road, Birdwell. It is 400m from the Birdwell Club which is on the main street of Birdwell;
- Rockingham Business Park provides a buffer separating the site from the some of the residential areas;
- Provides an attractive gateway in to the town and raises the profile of Birdwell;
- Brings forward a site that has been vacant for many years;
- Delivers new services and facilities to local people; and
- Sufficient distance away from homes not to cause issues related to loss of residential amenity.

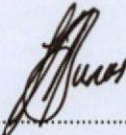


6 SUMMARY

This report has looked at the ability to develop the Birdwell development site for a employment led mixed use scheme. The report has looked at both the wider commercial property market and also the local market and considered how the dynamics of the market are likely to affect the viability of the site.

It is clear that a pure employment scheme is unlikely to be successful given the levels of demand and the configuration of the site. However a mixed use scheme incorporating leisure and some retail use allows the development to be kick started and will allow development of the residual part of the site for employment use. The site offers the ability to not only provides employment but also amenities to the wider Junction 36 employment sites and conveniently located for local residents. In addition Rockingham Business Park and the council depot to provide a buffer.

Finally, this is the first site that you pass as you enter the Dearne Valley Parkway. The proposal will allow the development of this site to provide not only an important Gateway for the wider area but also a confidence building development taking place.

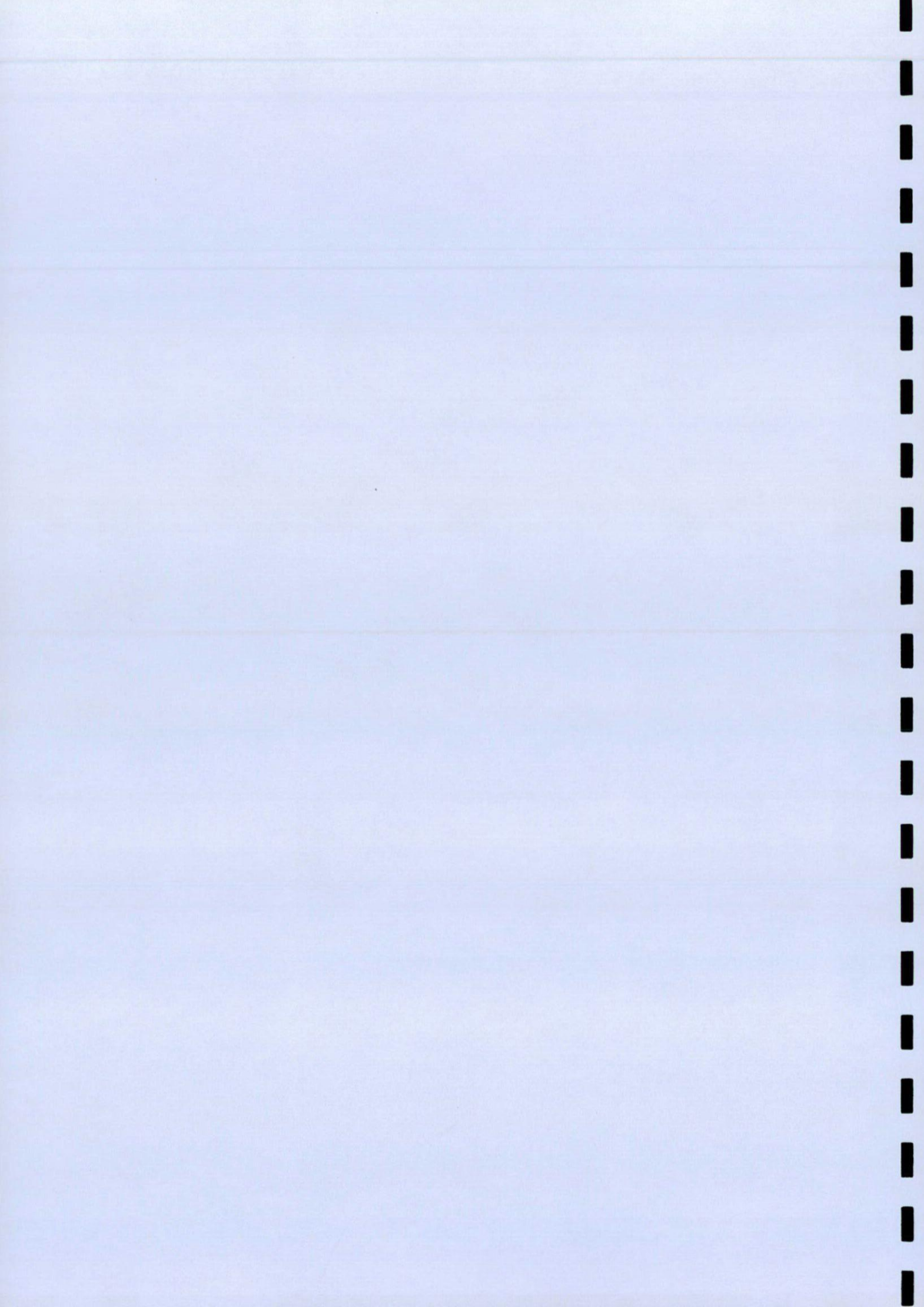
Signature 

Name HARVEY LYNSEY BURNS

On behalf of Harvey Burns & Co

Date 28th October 2014

APPENDIX A : LOCATION PLAN



Birdwell Development Site,
Birdwell, Barnsley

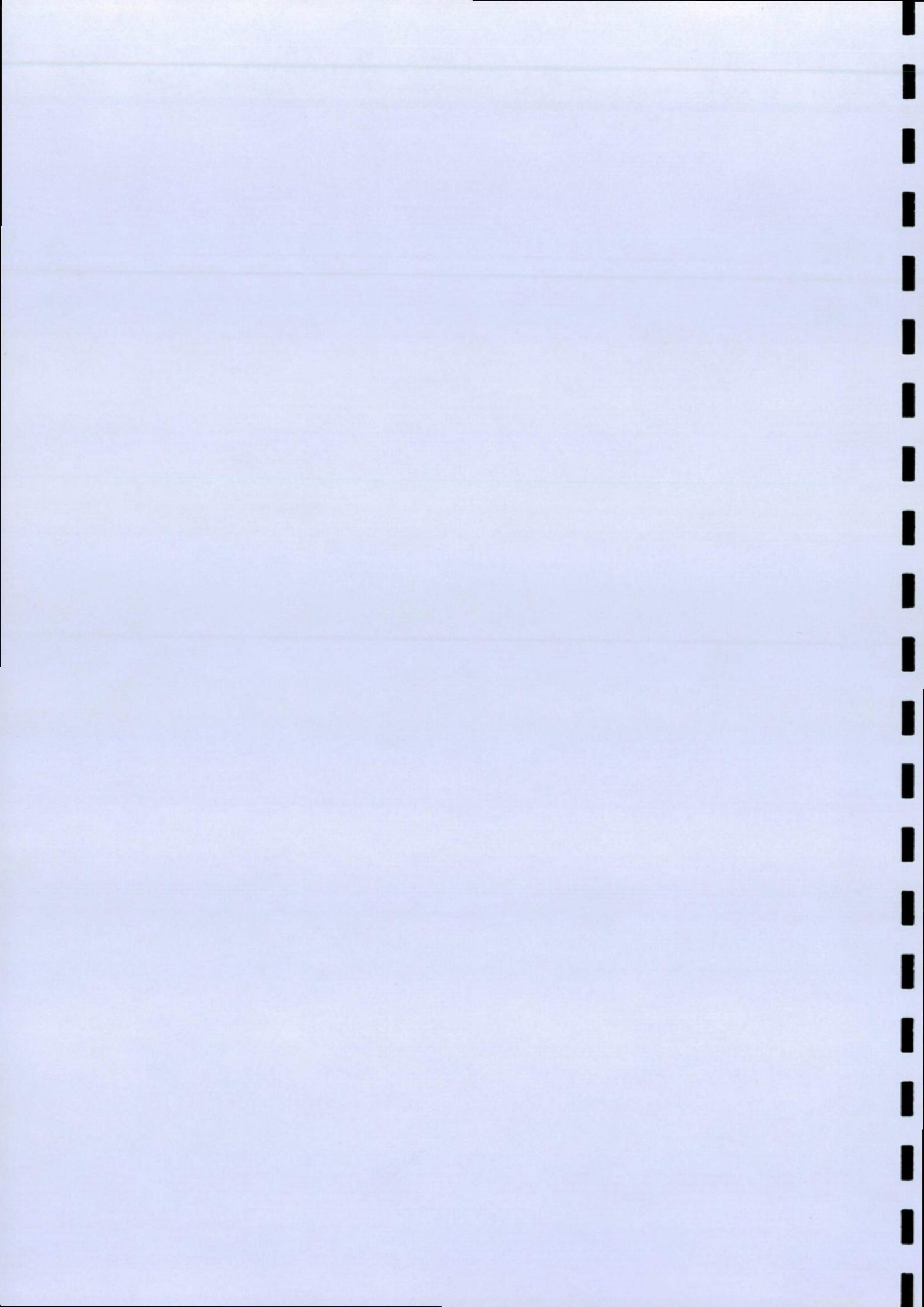


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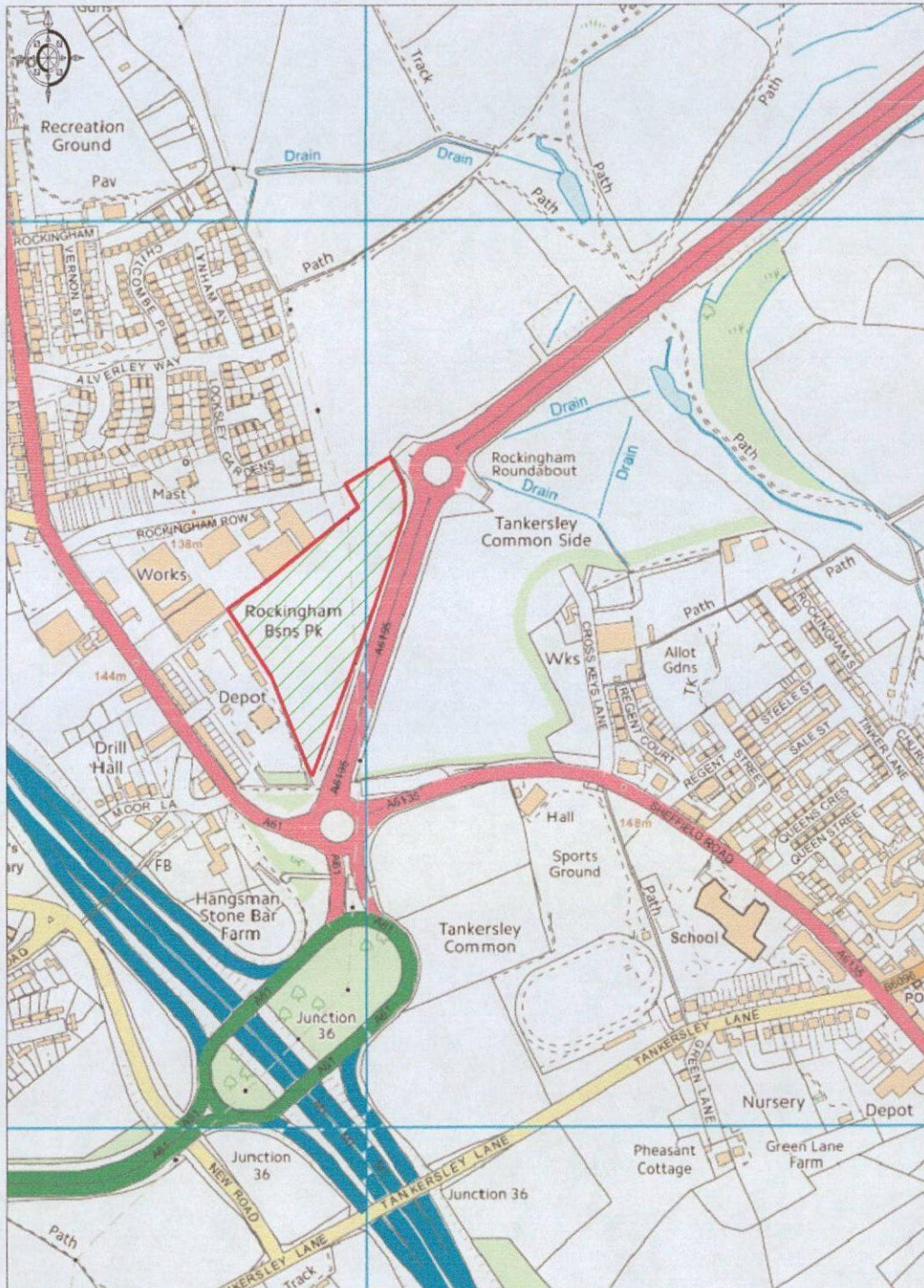


Location Plan

APPENDIX B : SITE PLAN



Birdwell Development Site,
Birdwell, Barnsley

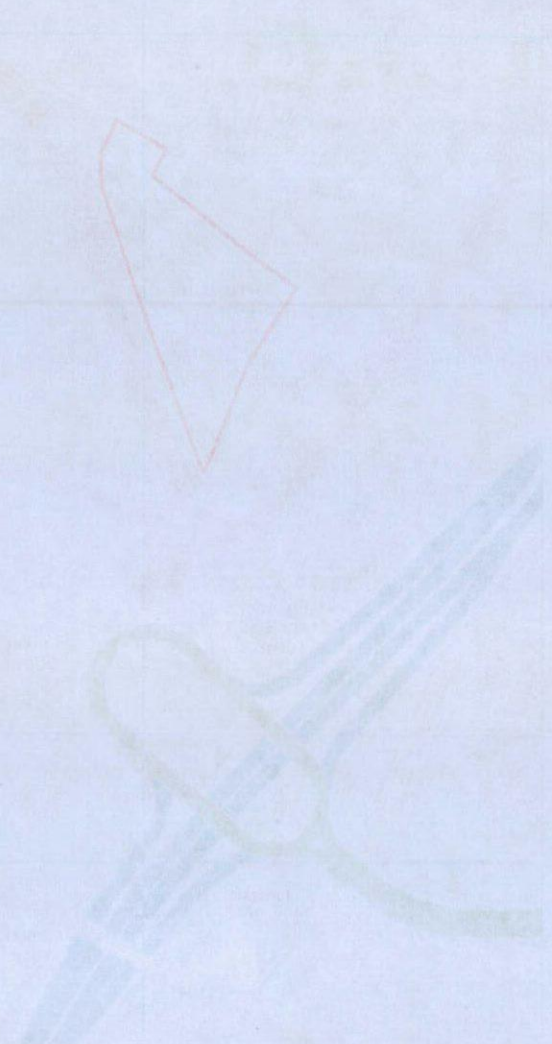


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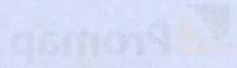
Site Plan - boundaries approximate

Birdwell Development Site
Birdwell, Barnsley

1



Site Plan - boundaries approximate

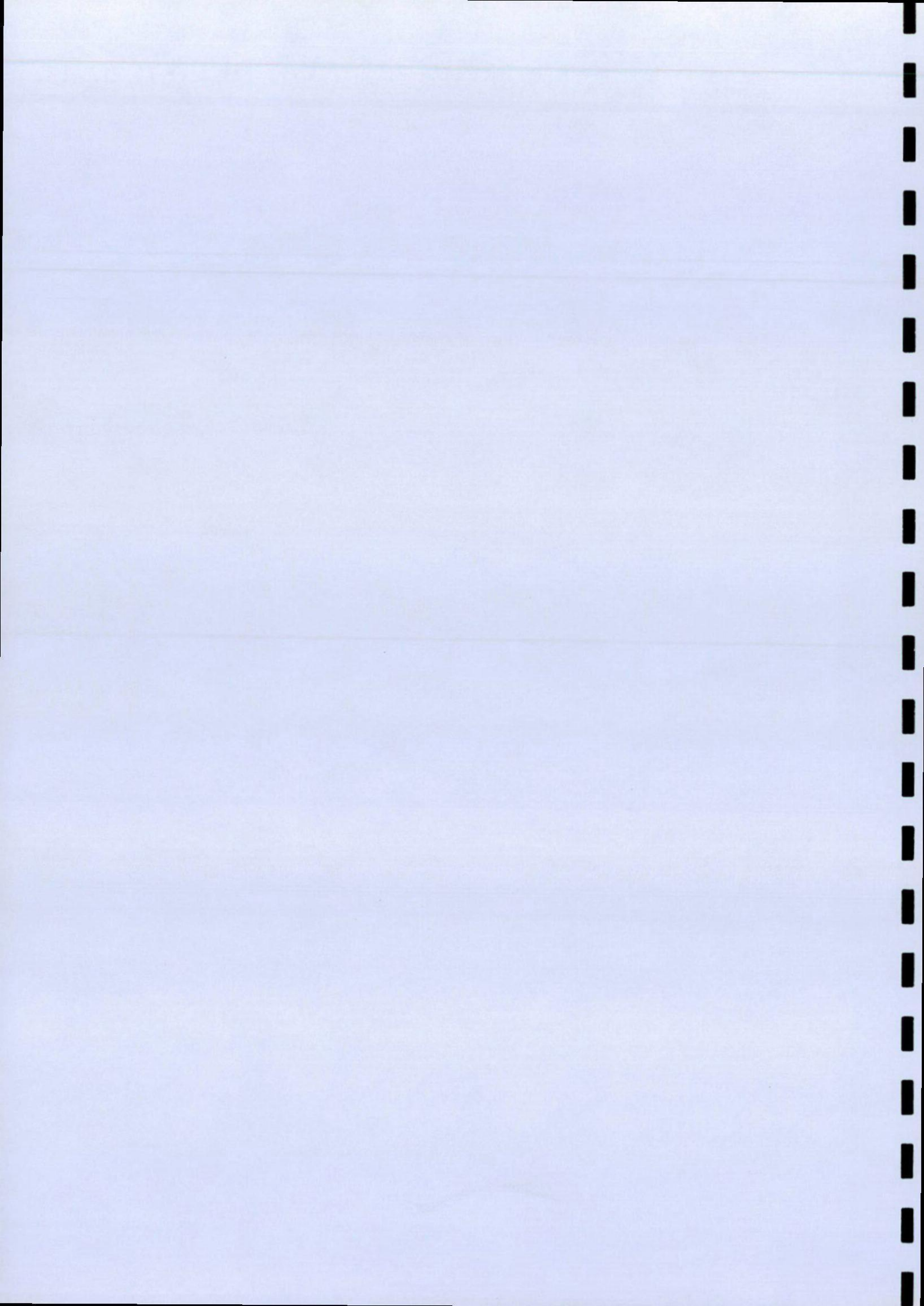


APPENDIX C : AERIAL PHOTOGRAPH





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

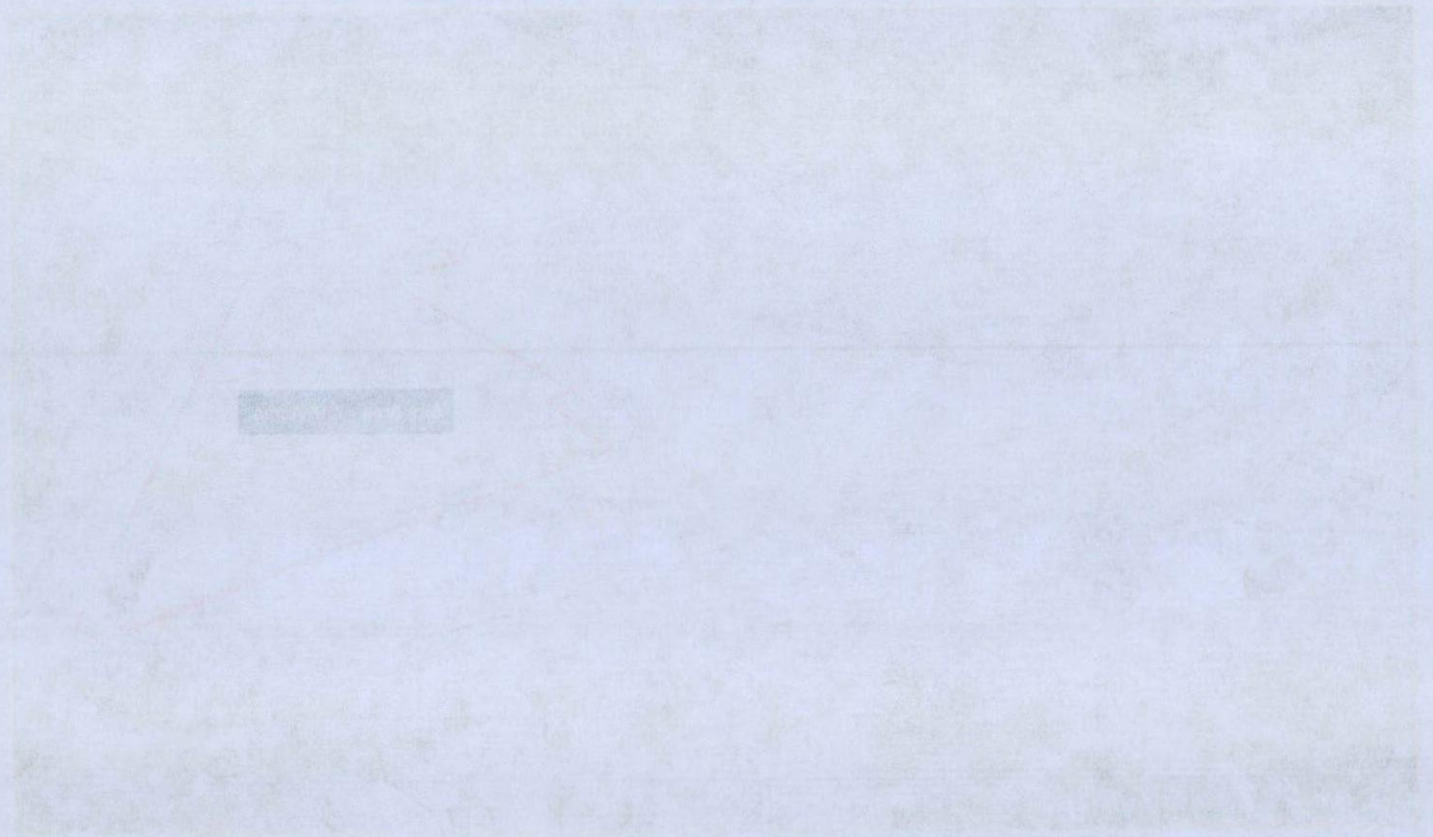
The site is triangular in shape and has frontage to the Dearne Valley Parkway (A6195).

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



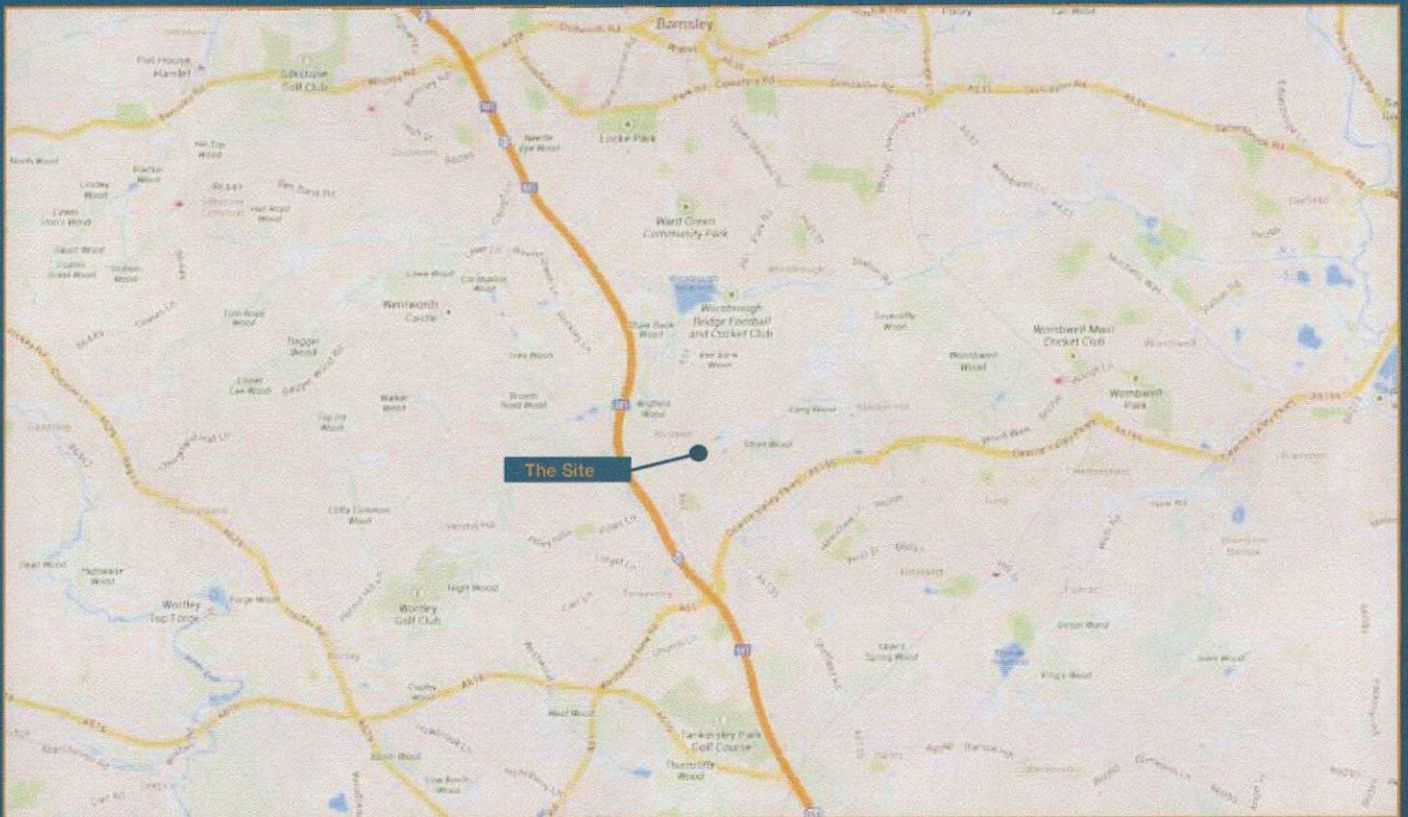
DEVELOPMENT OPPORTUNITIES 7.16 ACRES (2.89 HECTARES)

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



The site is situated on the east side of the M1 motorway, approximately 1.5 miles north of Barnsley. It is a large, rectangular area of land, approximately 1.5 miles north of Barnsley. The site is currently used for mixed purposes, including residential and commercial. The site is subject to planning and is available for development.

The site is situated on the east side of the M1 motorway, approximately 1.5 miles north of Barnsley. It is a large, rectangular area of land, approximately 1.5 miles north of Barnsley. The site is currently used for mixed purposes, including residential and commercial. The site is subject to planning and is available for development.



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

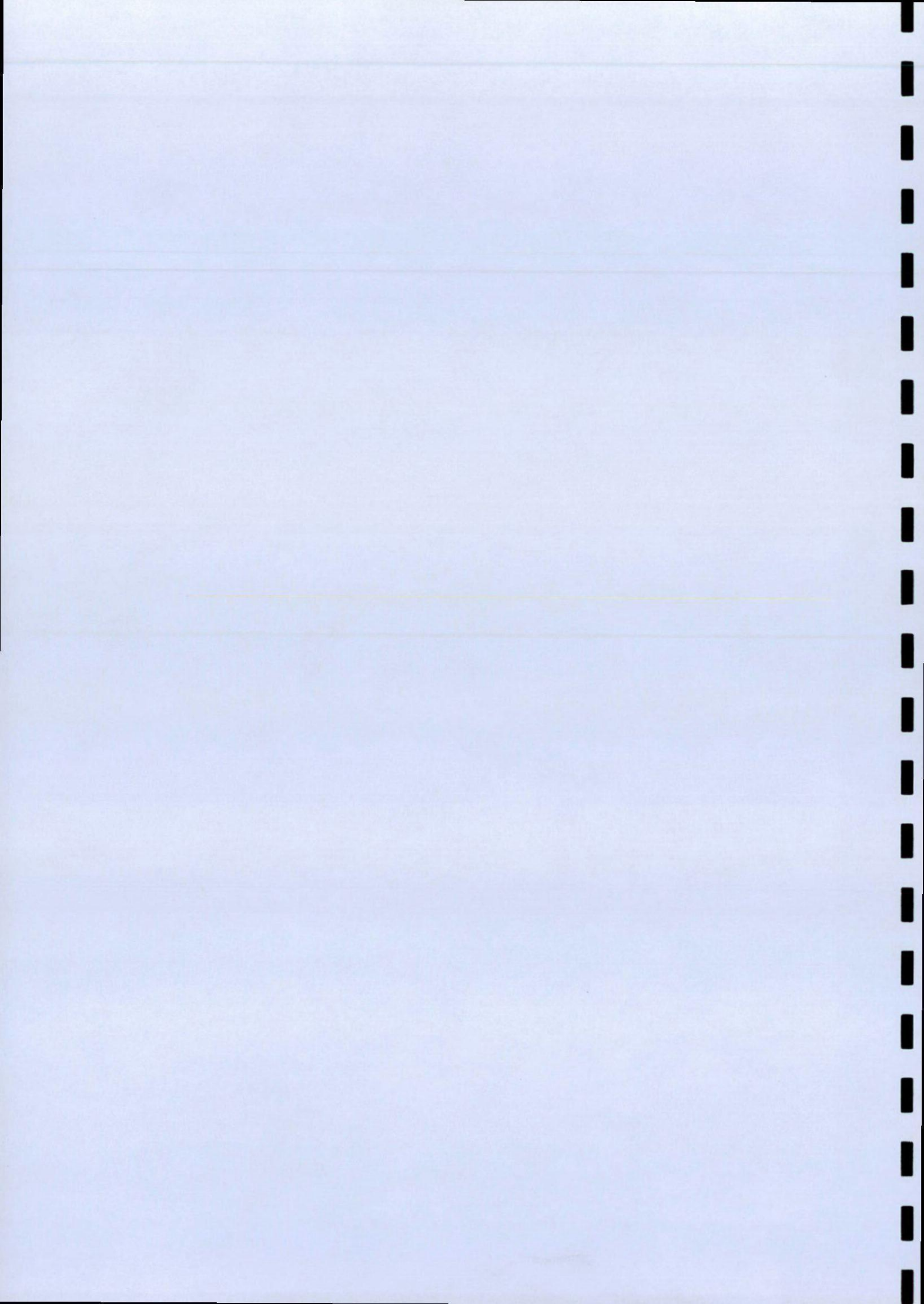
SUBJECT TO CONTRACT

Details prepared January 2014

Misrepresentation Act 1969

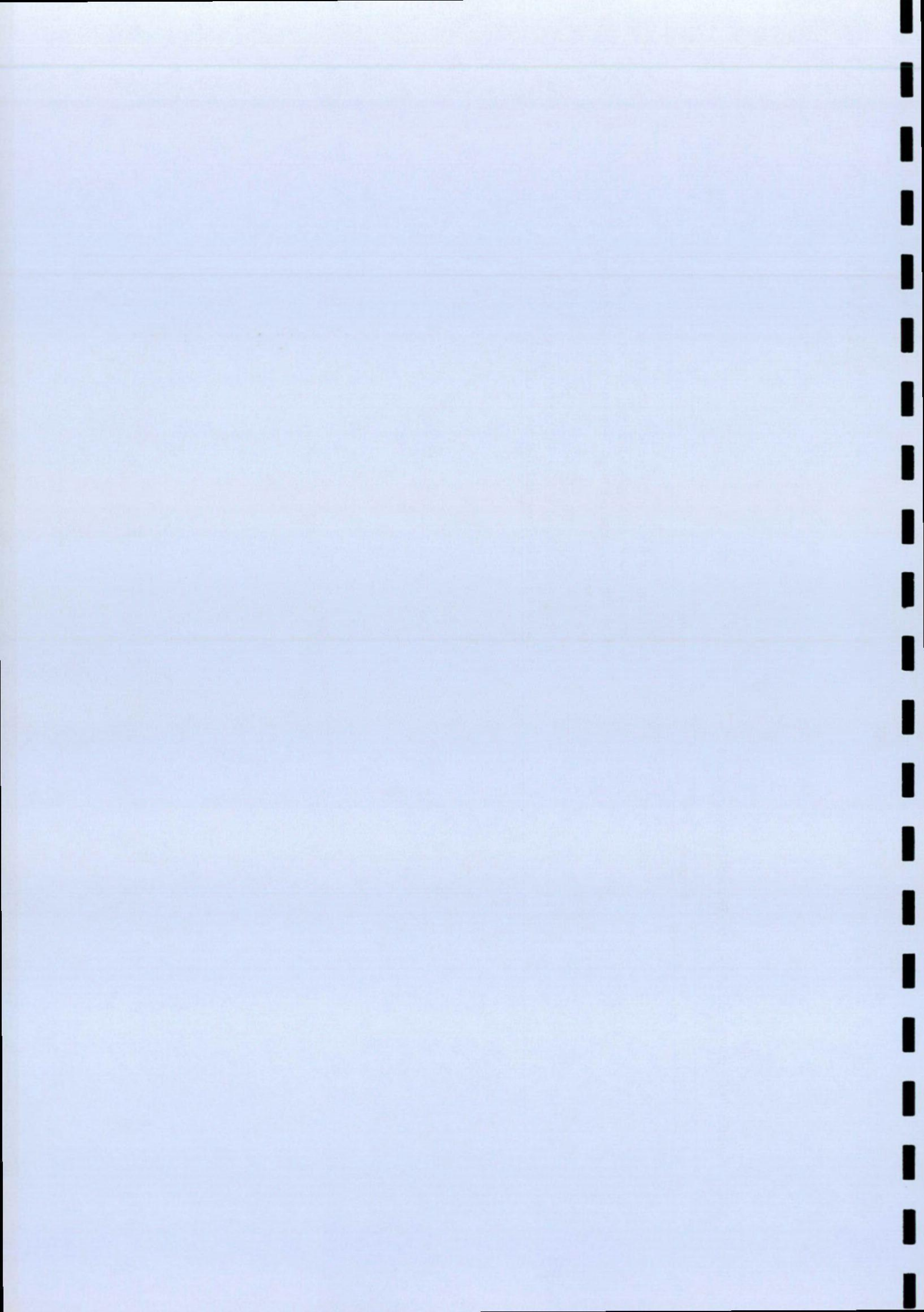
Harvey Burns & Co Ltd are joint agent and notes that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers or Lessees 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

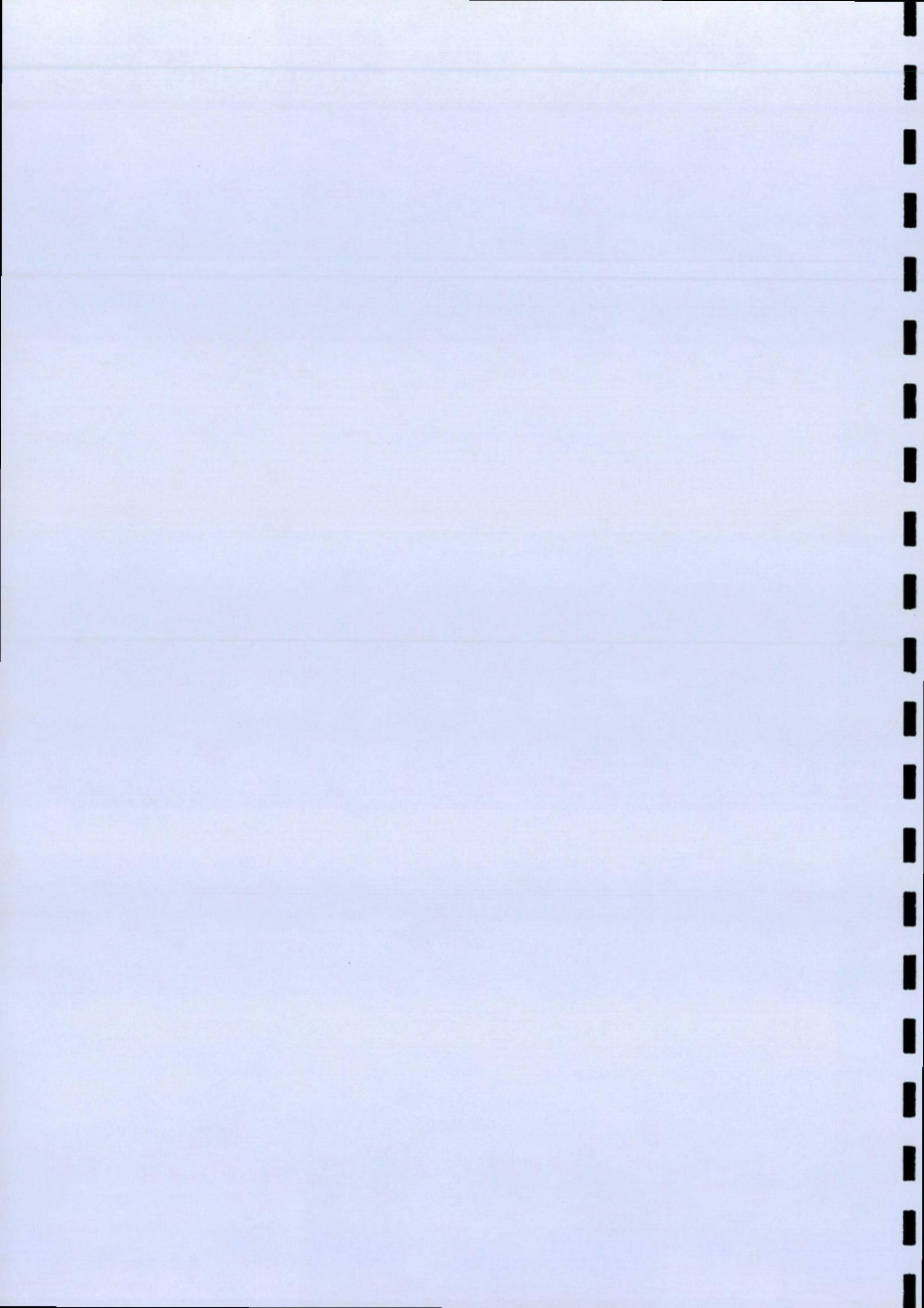


Appendix E – Interested Parties in the Birdwell Development Site

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)

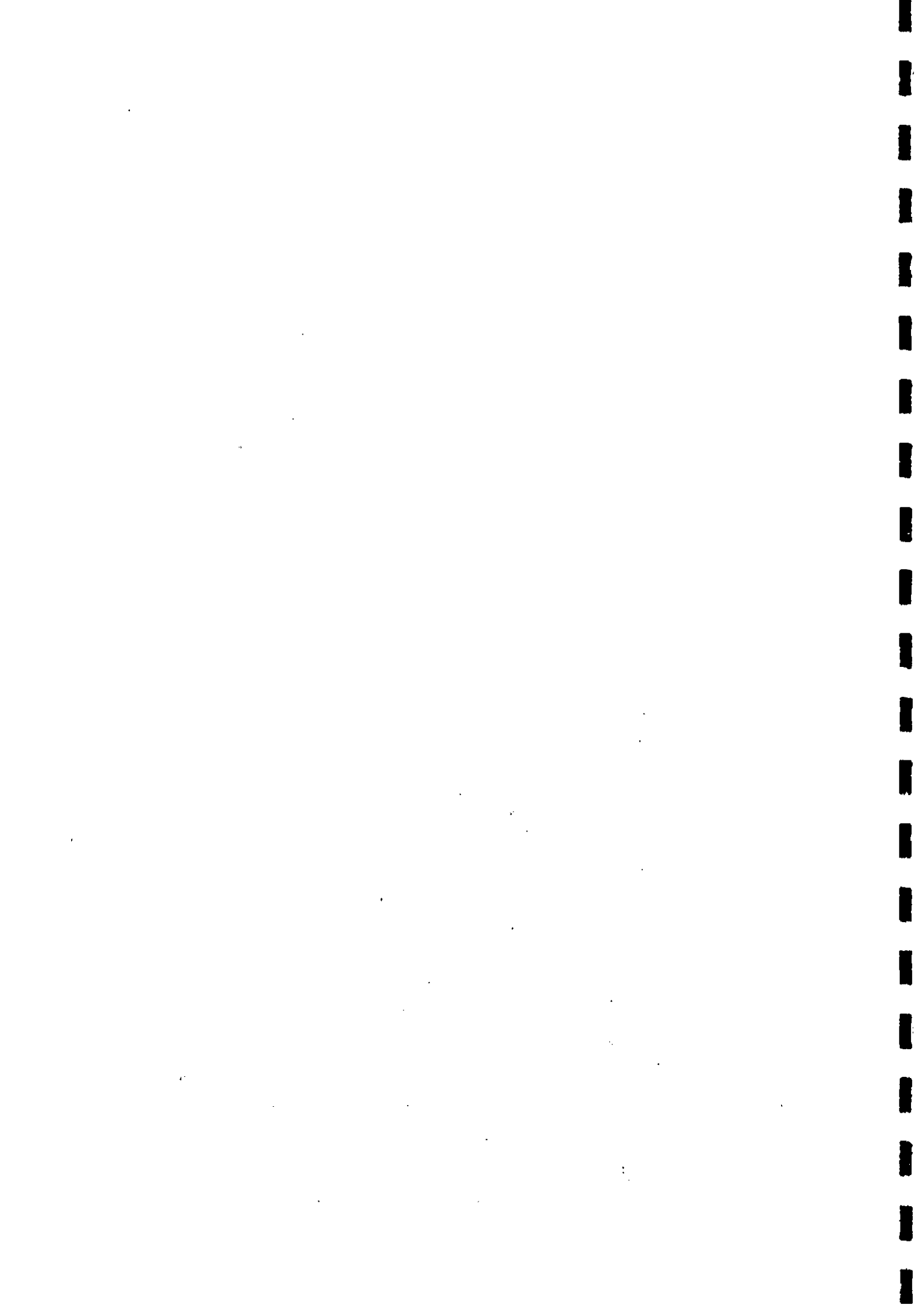
sheffield business park

consent for over 900,000 sq ft

Junction 33 & 34 | M1



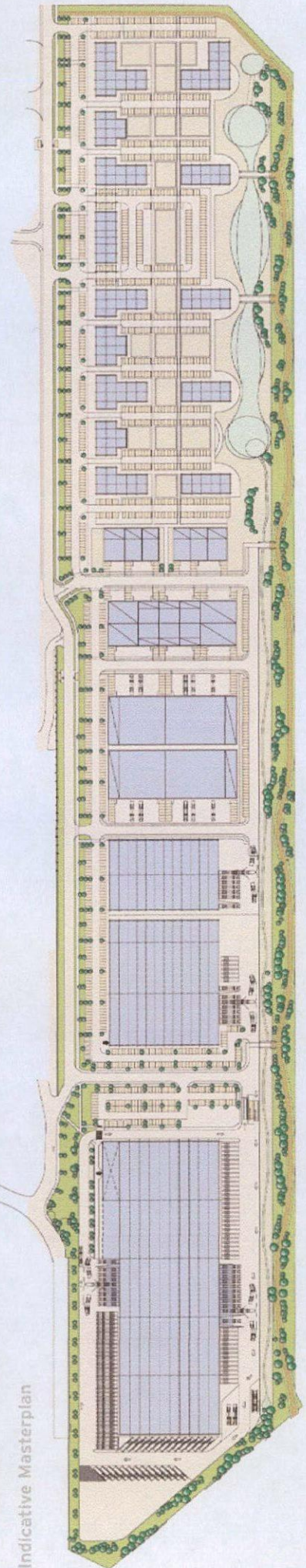
we're getting...
bigger



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

Sheffield Business Park

- 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



Offices

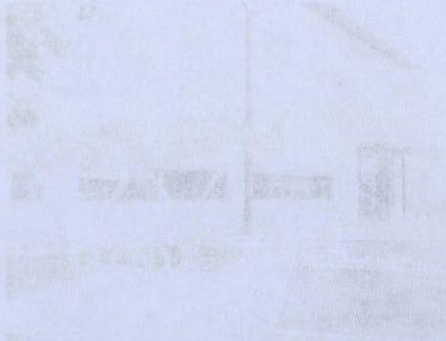
Business Units

Industrial / Distribution



Indicative Masterplan

Blair's
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

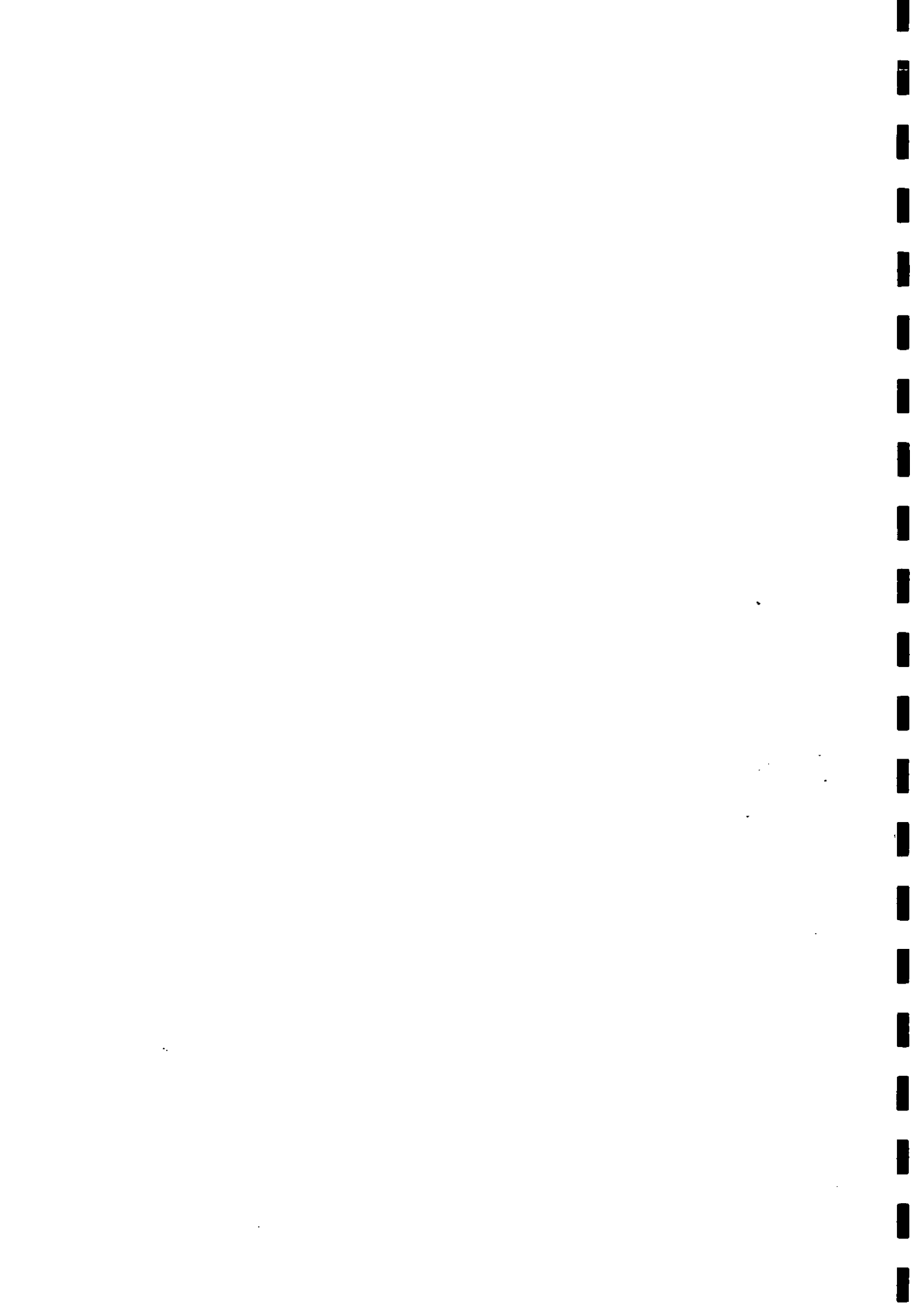
Europa Tank

Zone 6

Shepcote Lane (A631)

← M1/J34







For further information telephone

0114 296 0000

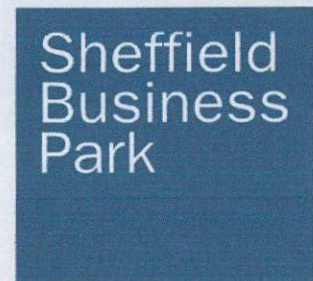
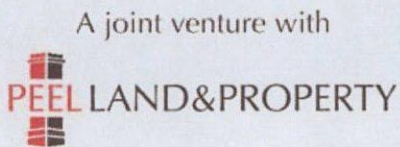
www.sheffieldbusinesspark.co.uk

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

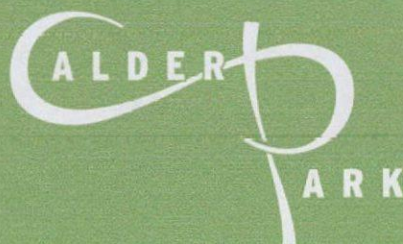


Junction 33 & 34 | M1

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Fact

"The fastest growing business park in the Yorkshire region"



The M1 Business Park, J39

www.calderpark.co.uk

 PEEL LAND & PROPERTY

ALDER PARK

Robin Beagley

Paul Fairhurst



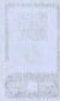
Peel Land and Property's extensive real estate assets consist of 9 million sq. ft. (836,127 sq. m.) of investment property and 33,000 acres (13,355 hectares) of land throughout the UK, with concentrations in the North West of England, the Clyde, Yorkshire and the Medway. The breadth of our assets covers 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.

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Date of publication: September 2012
Date of photography: February 2012





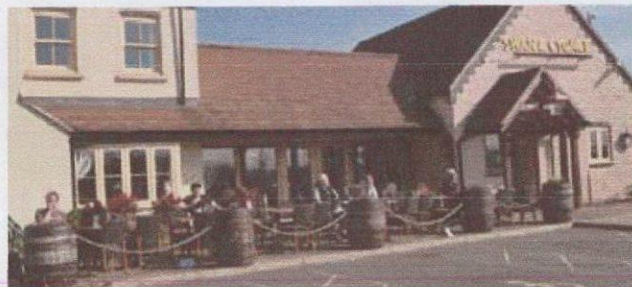
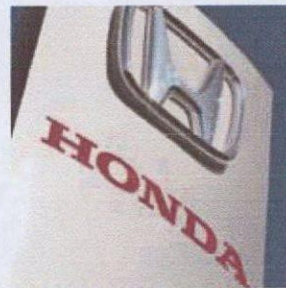
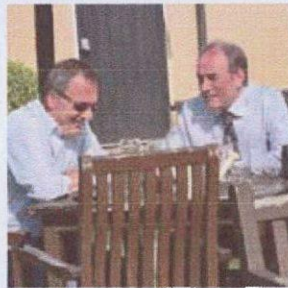
Calder

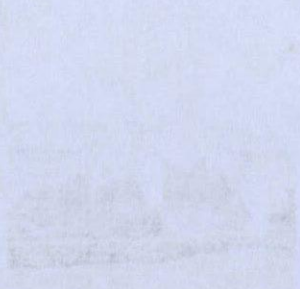
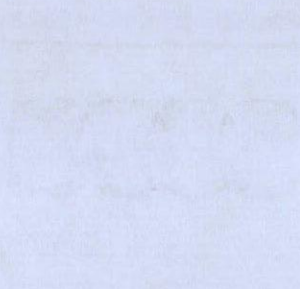
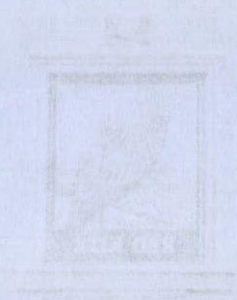
Calder Park is set in 240 acres of land and is located off Junction 39 of the M1 motorway.

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.

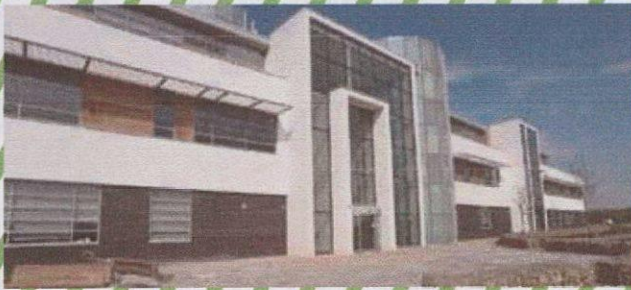
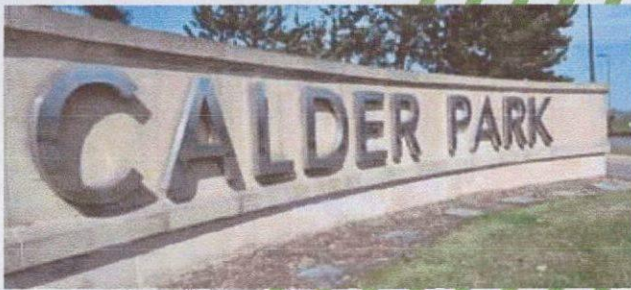
Calder Park has detailed planning consent for up to 1.5 million sq. ft. of bespoke office accommodation and office buildings from 10,000 sq. ft. (929 sq. m.) upwards can be accommodated.

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





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Handwritten text, possibly a name or address, in a cursive script.



High

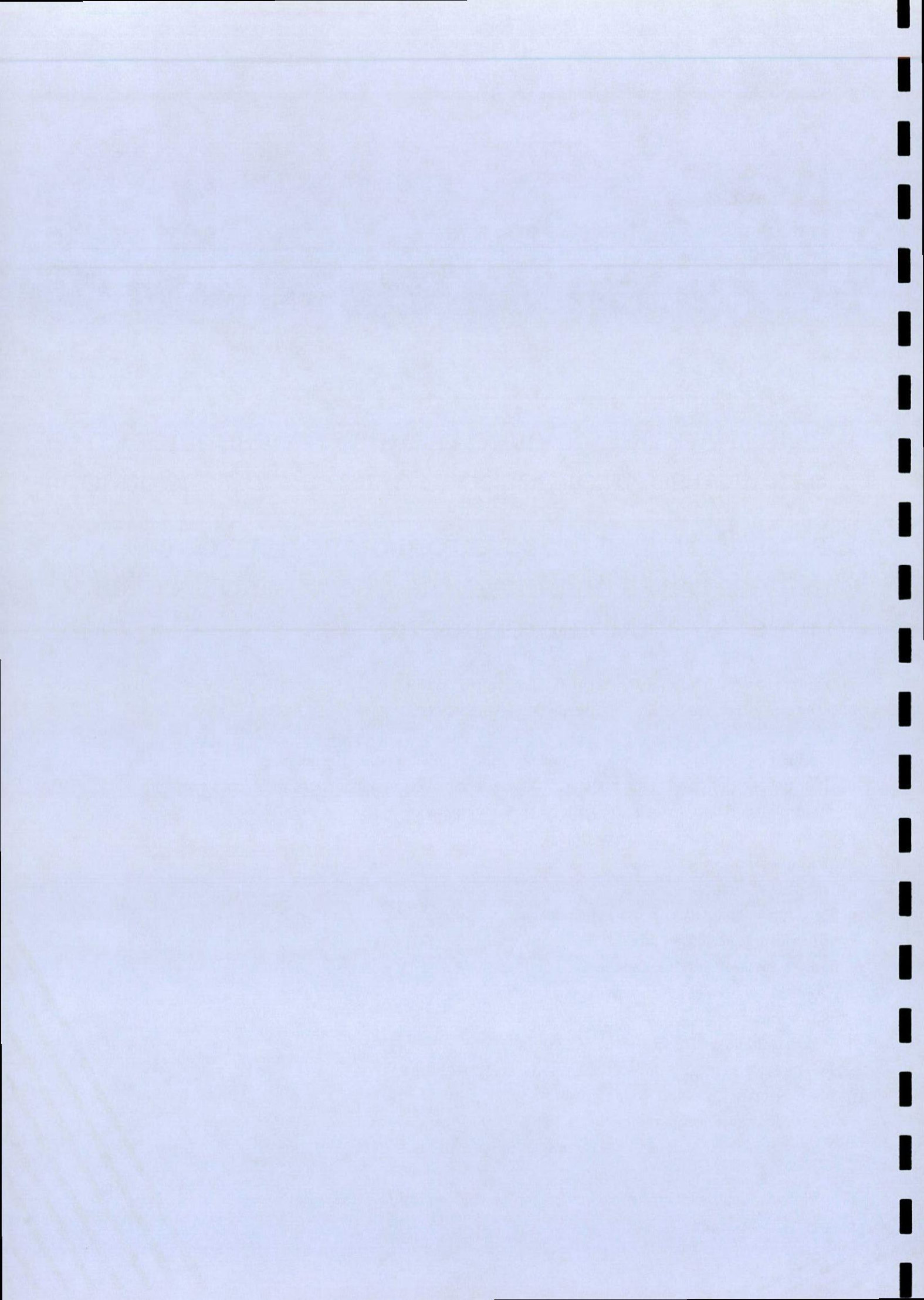
Calder Park has detailed planning consent for up to 1.5 million sq. ft. of bespoke office accommodation.

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

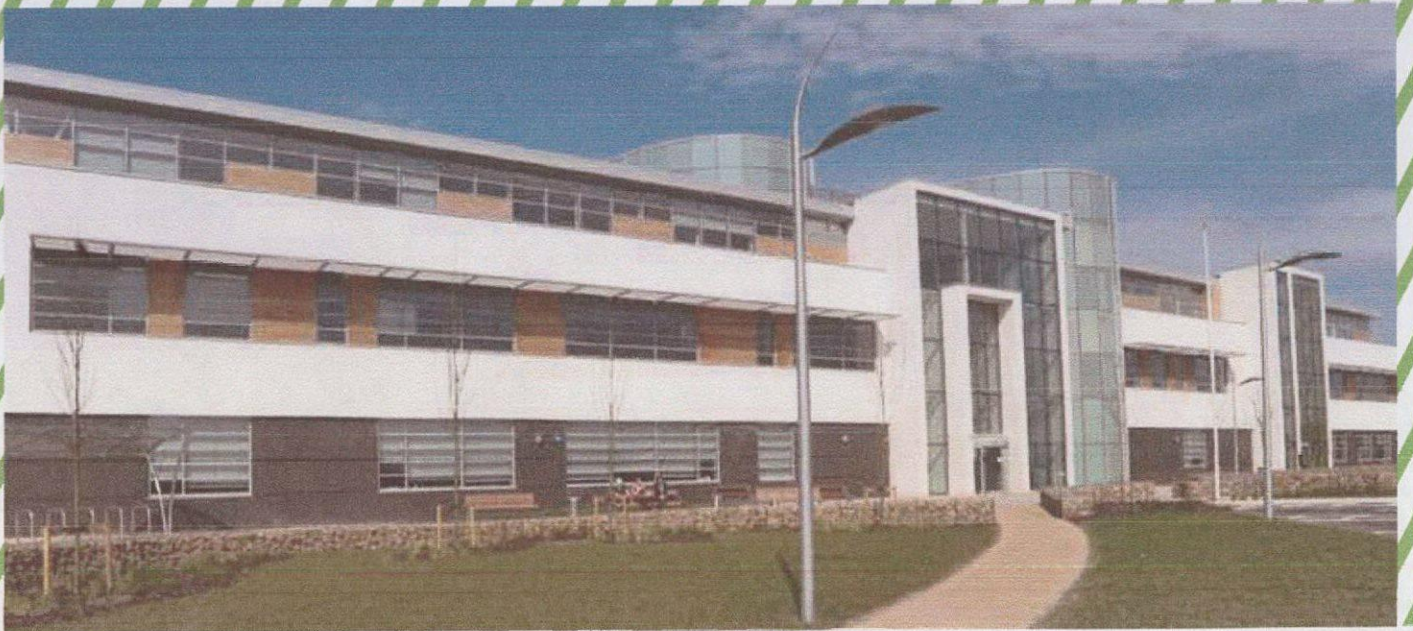
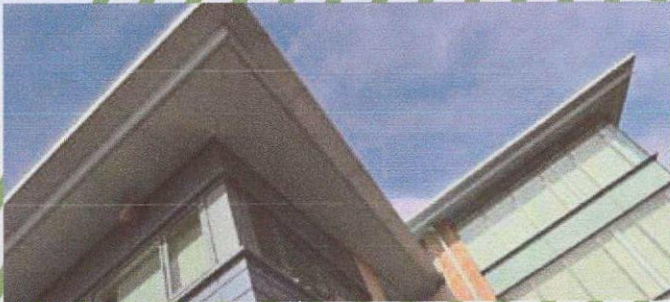
Buildings of any size from 10,000 sq. ft. (929 sq. m.) to in excess of 100,000 sq. ft. (92,900 sq. m.) can be easily accommodated on the park with typical specification including:

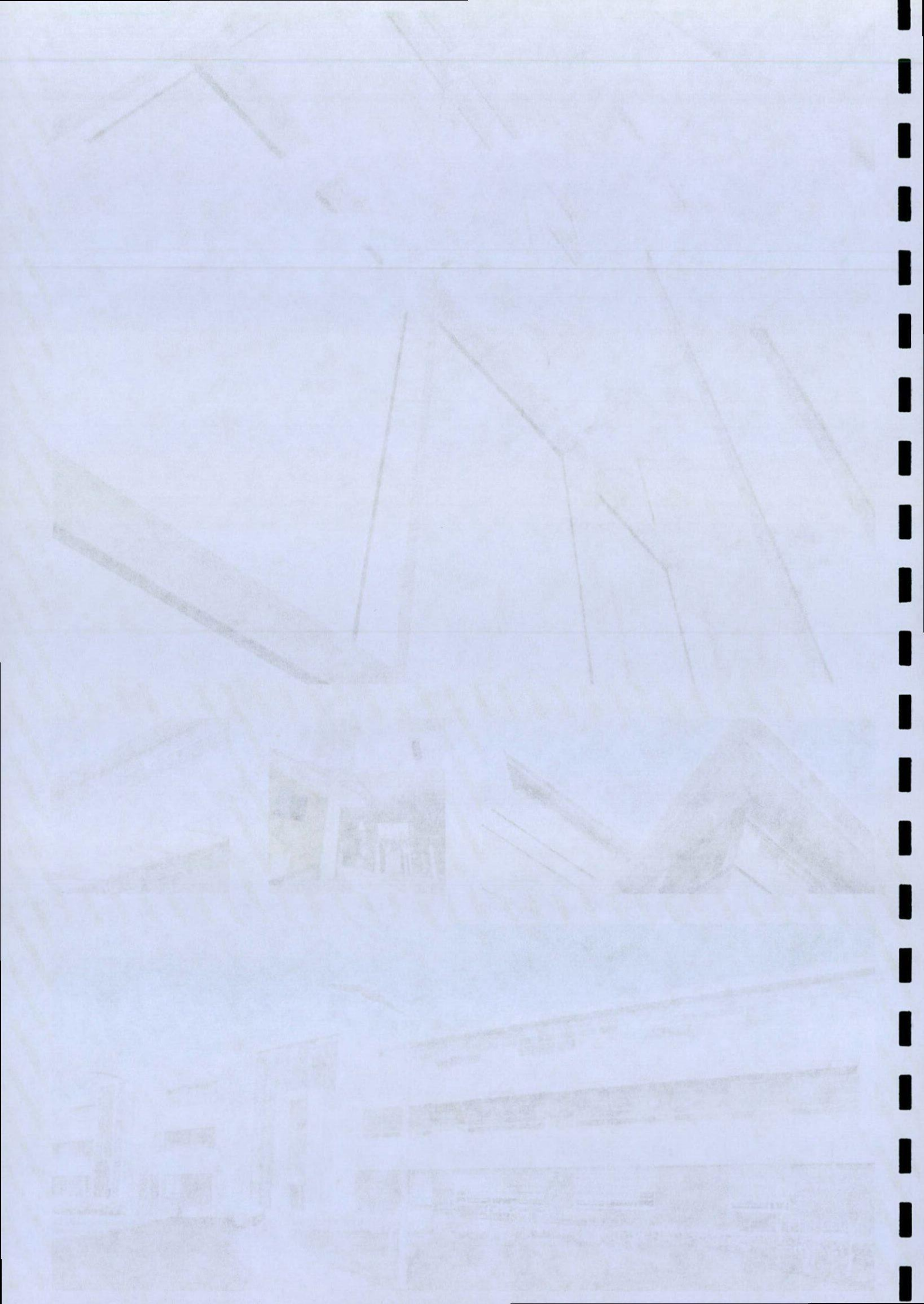
- Modular designed structural and cladding grids to facilitate easy partitioning
- External facades combining natural Yorkshire stone and metallic flat-panelled cladding with feature glazed curtain walling to selected elevation(s)
- Feature lighting to building exteriors
- Illuminated occupier signage
- 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

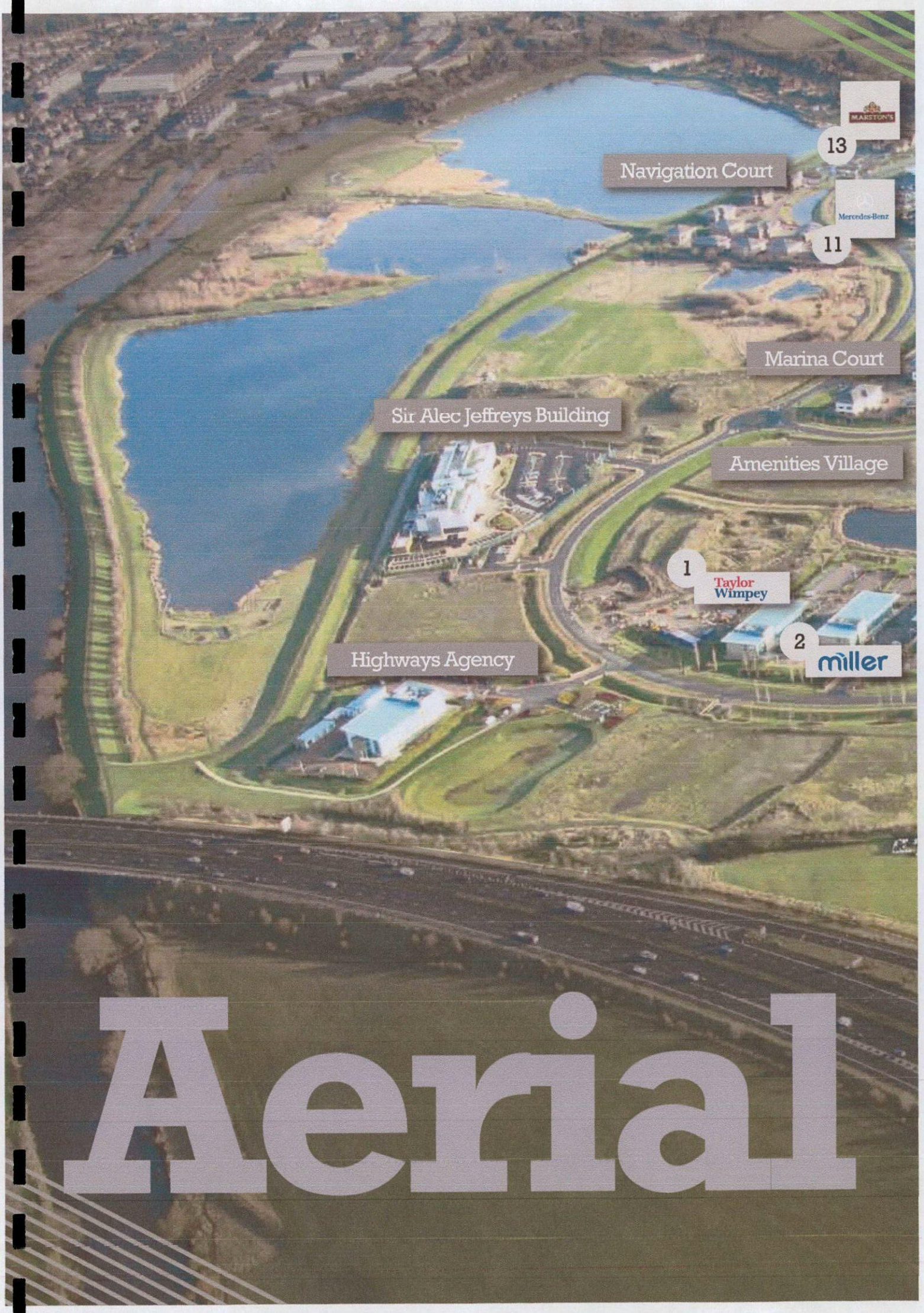
The proposed buildings and specification can be tailored to suit an occupier's bespoke requirements



Spec







13

Navigation Court



11

Marina Court

Sir Alec Jeffreys Building

Amenities Village

1

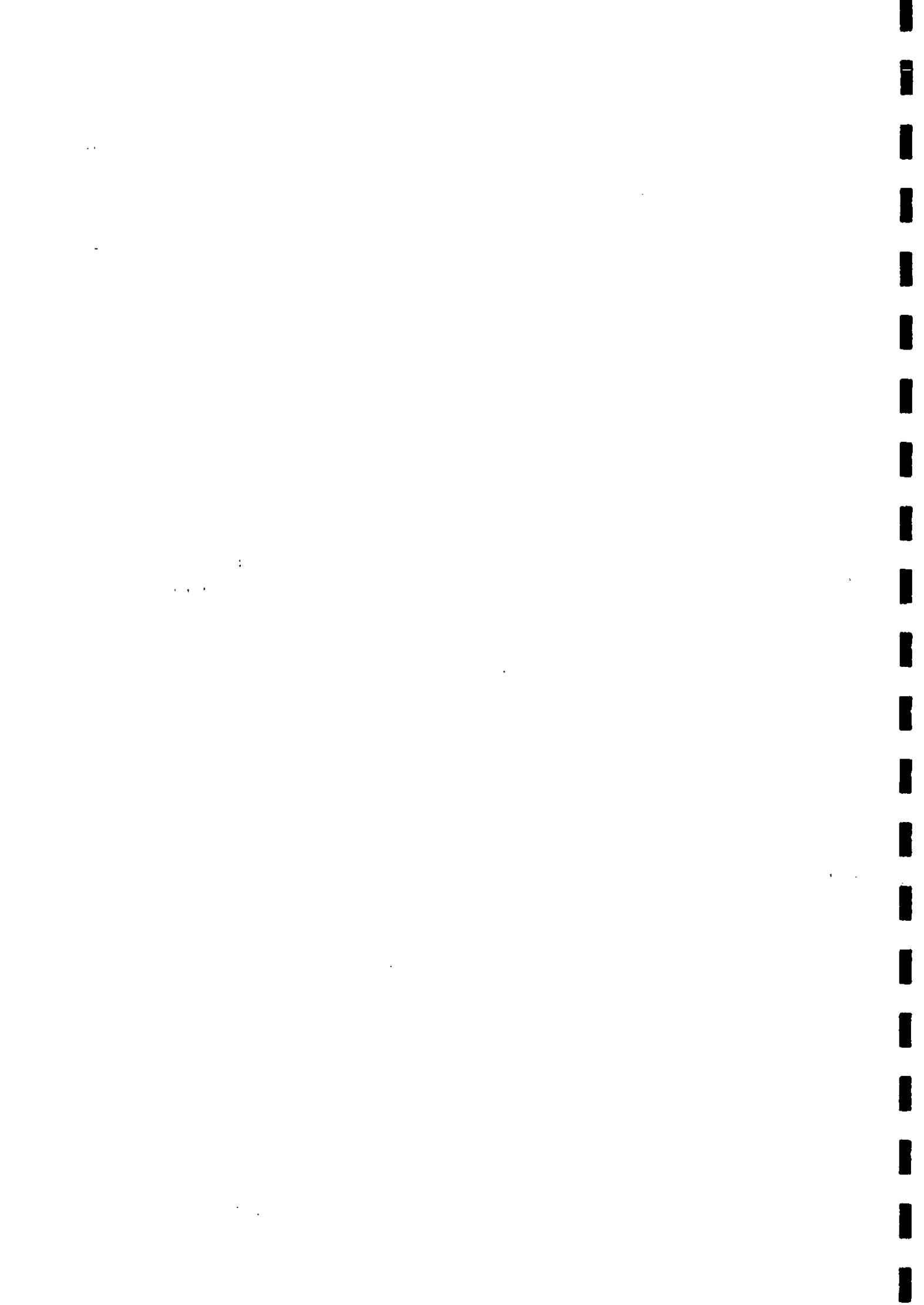
Taylor Wimpey

2

Miller

Highways Agency

Aerial





12



10

Calder Close

9



8

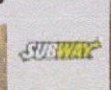


3



Petrol Filling Station

5



4



7



6

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

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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.



Map plan



Completed Phases

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

Amenities

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

Future Opportunities

- | | | | |
|----|----------|----|---------|
| 17 | 13 acres | 18 | 5 acres |
| 19 | 14 acres | | |

A636 Wakefield City Centre

Completed Phases

1	Blinnock Law Building	7	Dr. Eric Johnson
2	Willow House	8	Epiphany Court
3	Taylor Winery	9	Marilee Court
4	Casper House - proposed	10	Collier Court
5	Highway Agency	11	Navigation Court
6	Chaffin Topham Resort		

Antennas

12	Red Elm Lane	16	Wren 2 Cypress Lane
13	Freeman Lane	20	Water-Edge Kensington Village
14	Walden Road	21	Harmon
15	Derwent Shoreline	22	Bellevue Hill - bottom in building - Lincoln, Delaney - 4 spots

Future Opportunities

17	13 acres	18	2 acres
19	14 acres		

Maple Waterline
City Center

1987

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	Wakefield	7.5	Leeds	15
	mins		mins		mins





ation

Sheffield

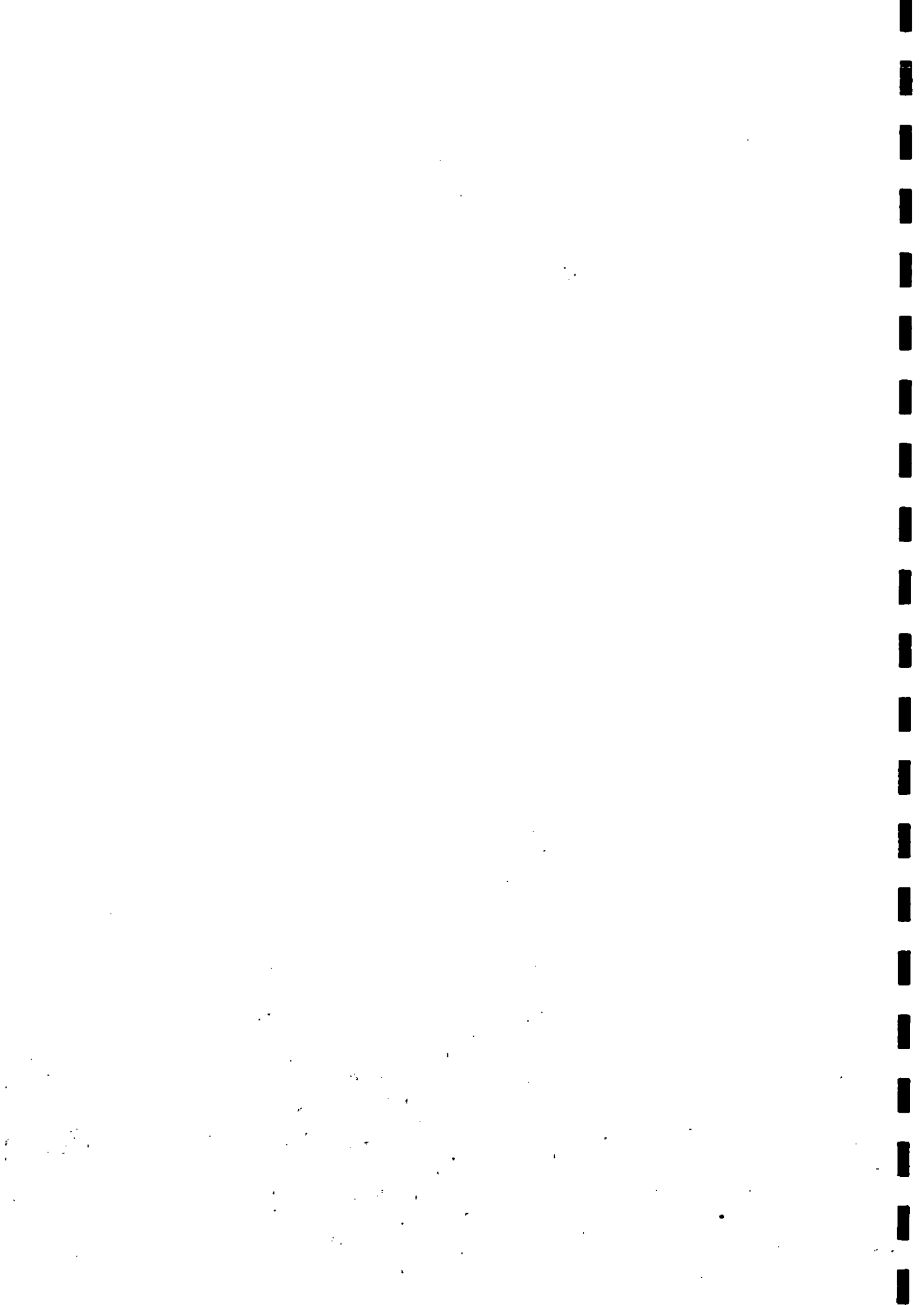
30
mins.

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.



work, work, work

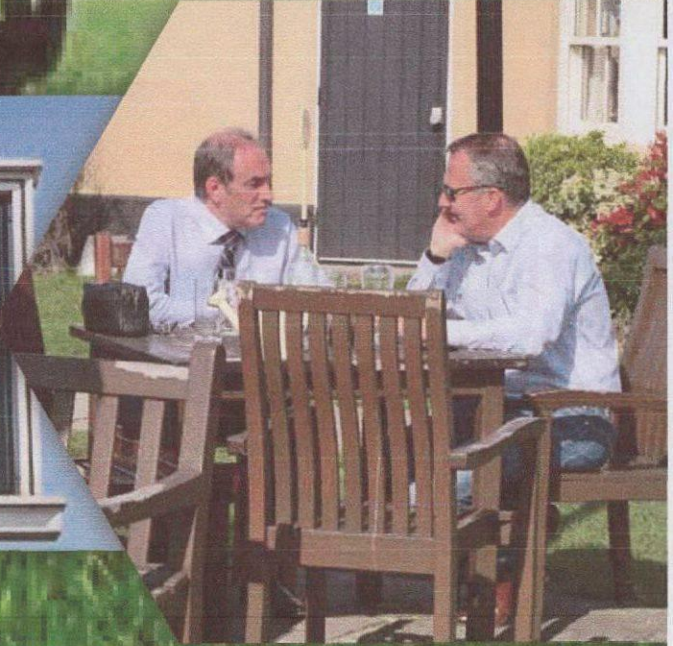
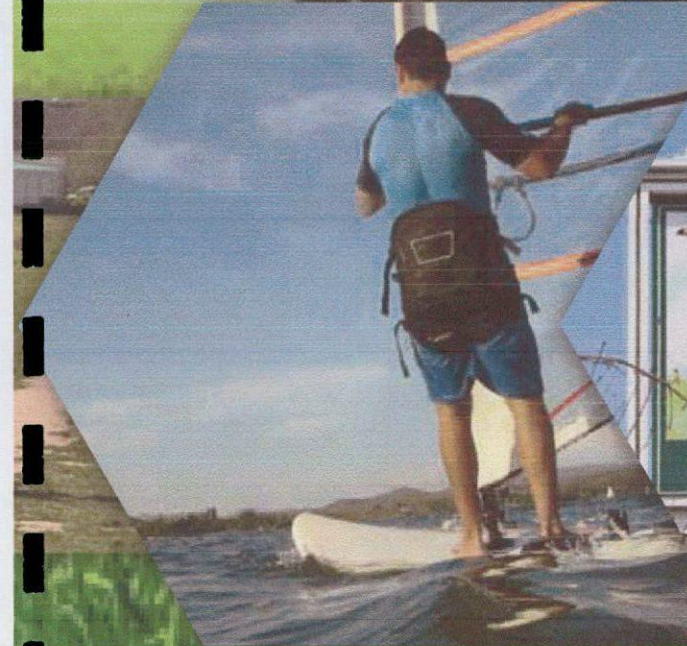
Calder Park meets the highest environmental standards and has a lower density of development than any other business park in the region. Within Calder Park is a 100 acre nature reserve which has been designed in full consultation with the RSPB and English Nature. The conservation and enhancement of the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

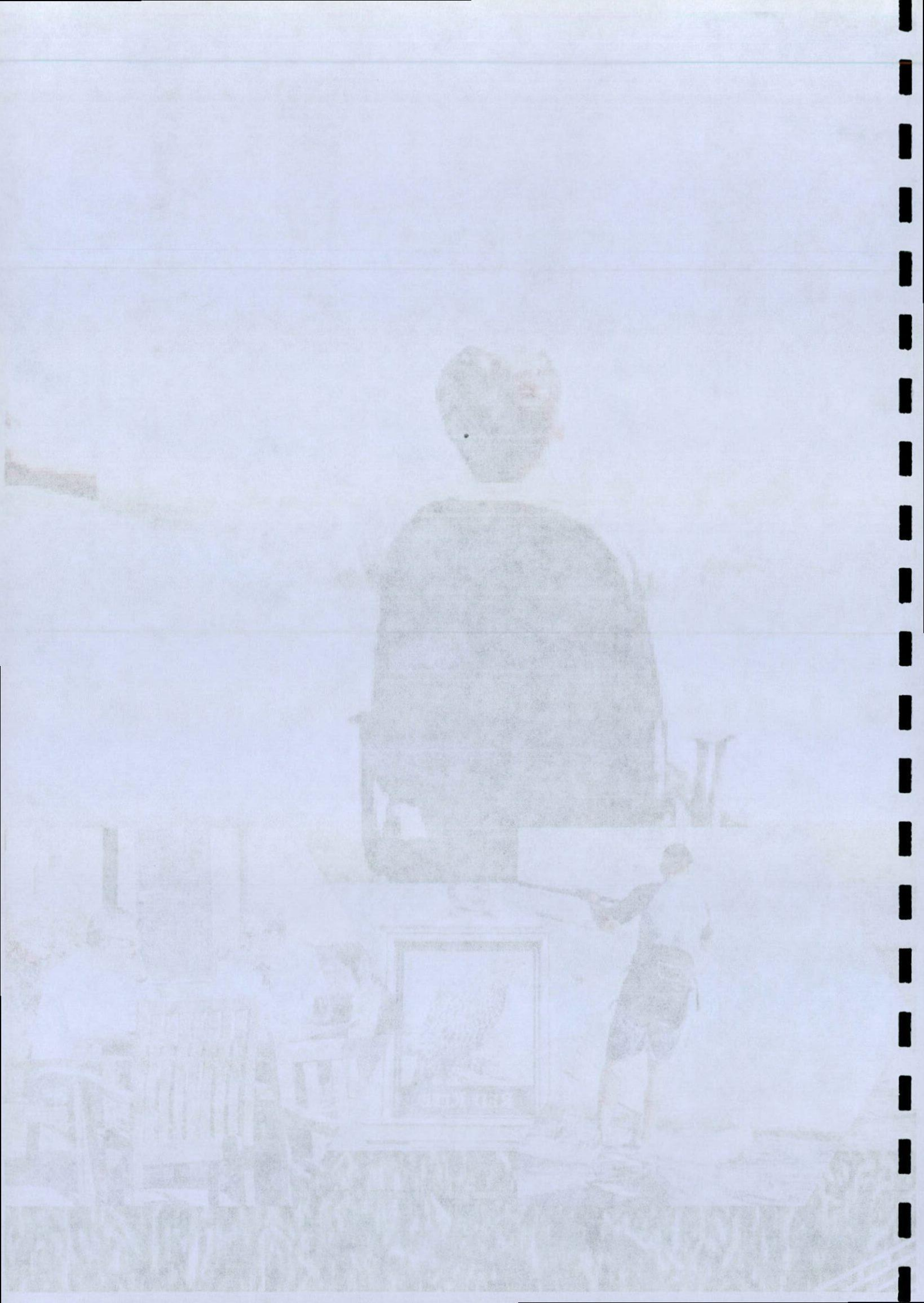
There are two pubs/restaurants at Calder Park, the vibrant Red Kite (a Village Inn), the homely Swan and Cypriot and there is also a 14 bed Premier Inn hotel. The Business Park is a short distance from major retail, leisure and entertainment facilities.

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.



ot all





Why Calo



Kelly Hall - Lenstec Inc

Paul Gil

Russell Lockwood - Mercedes-Benz Wakefield.

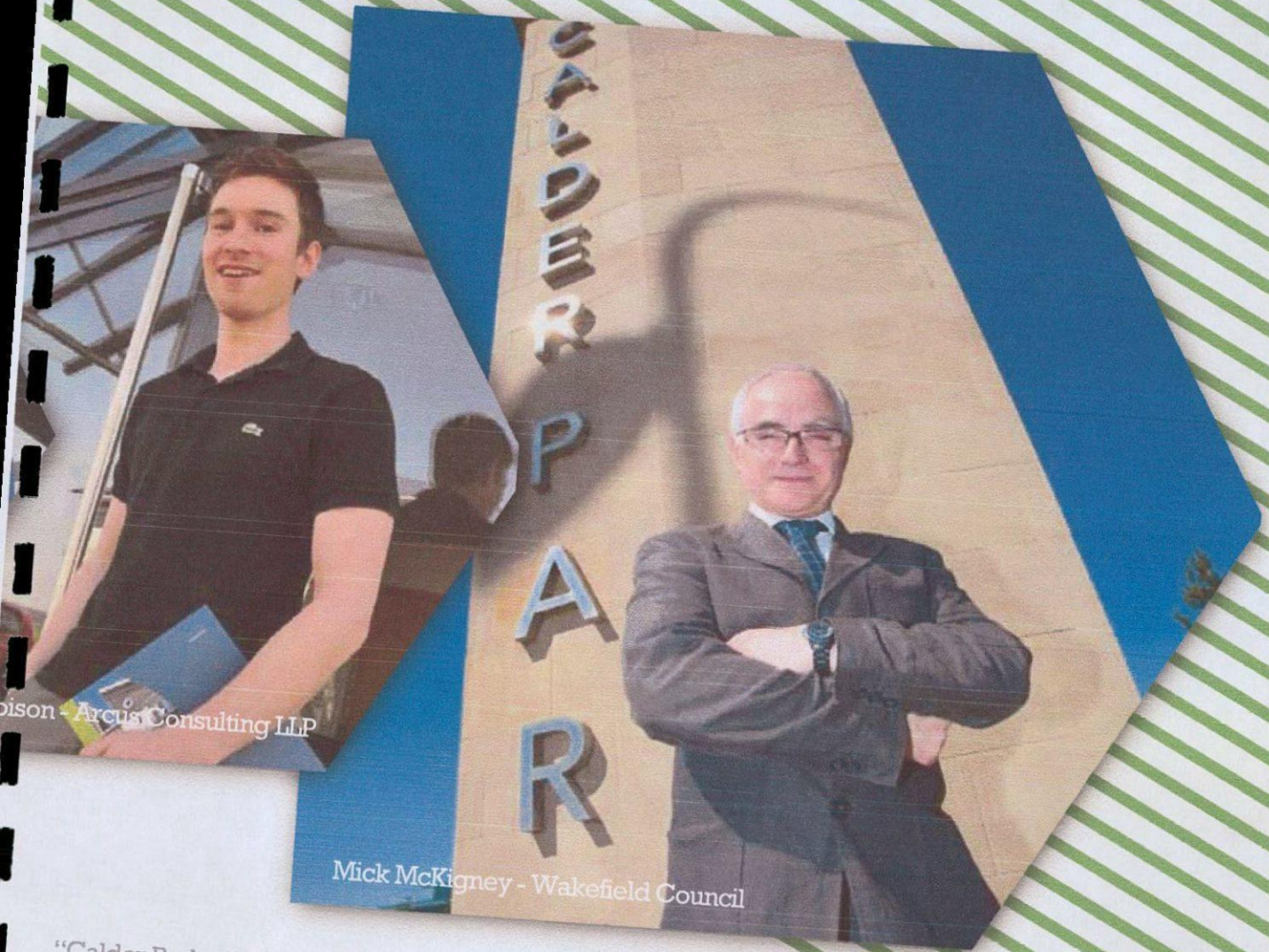
"The picturesque surroundings at Calder Park make it a great place to work. It's location is exceptional with easy access to the M1 and M62 and wider motorway network as well as the nearby City of Wakefield offering a variety of amenities. The pub on-site is also ideal for a drink after a hard day at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

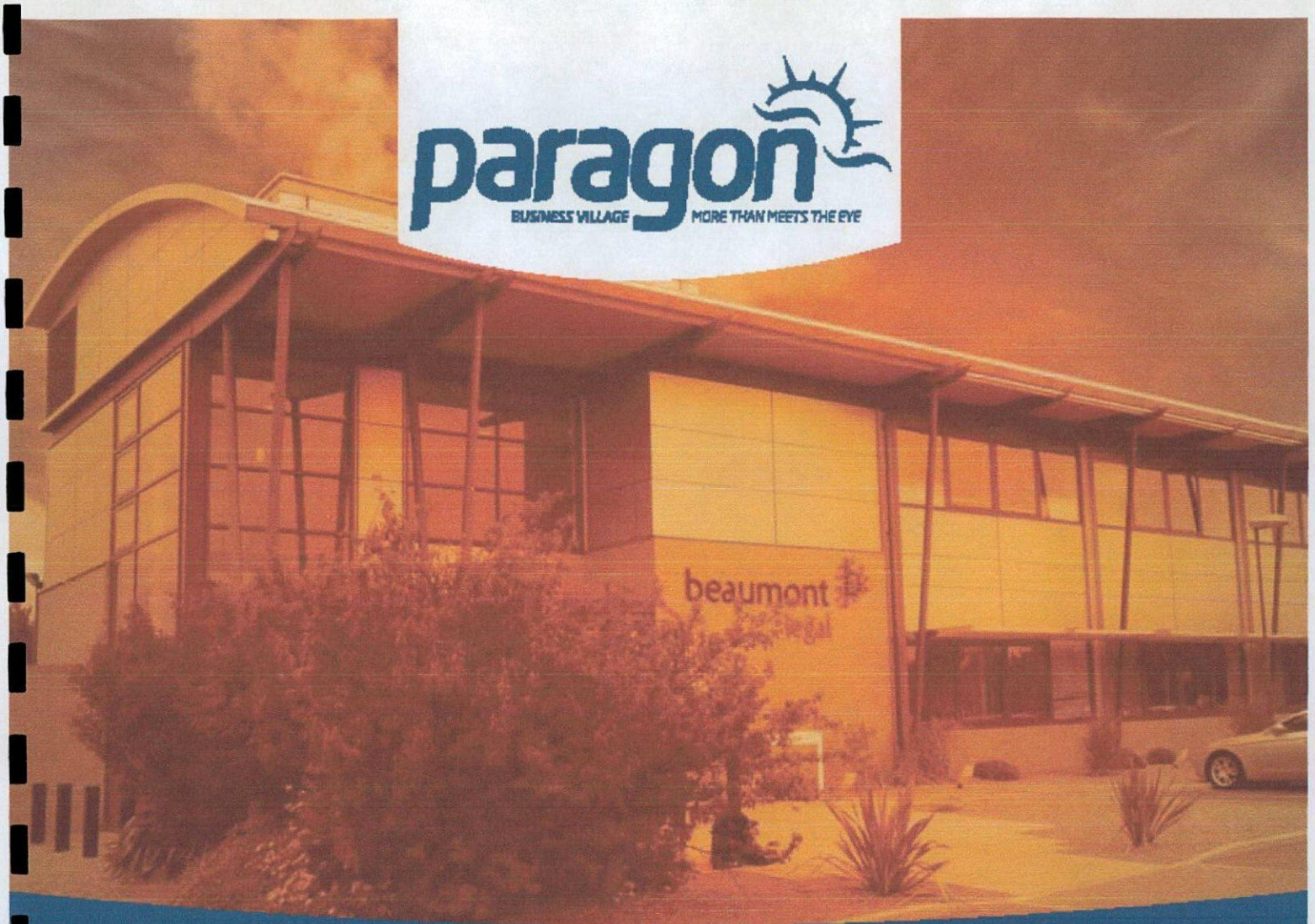
Mick McKigney - Wakefield Council



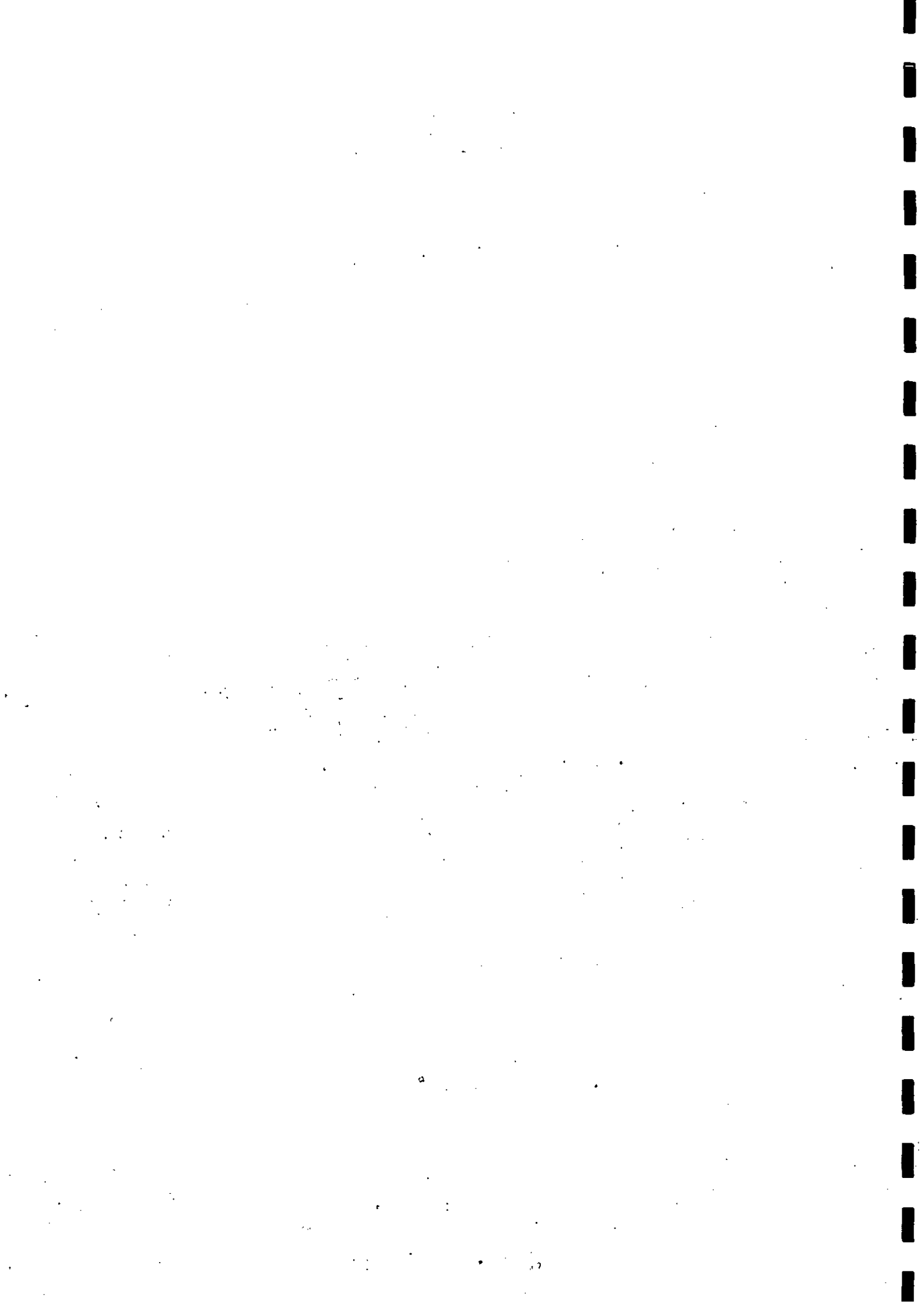
Paul Gibbons - Arcus Consulting Ltd

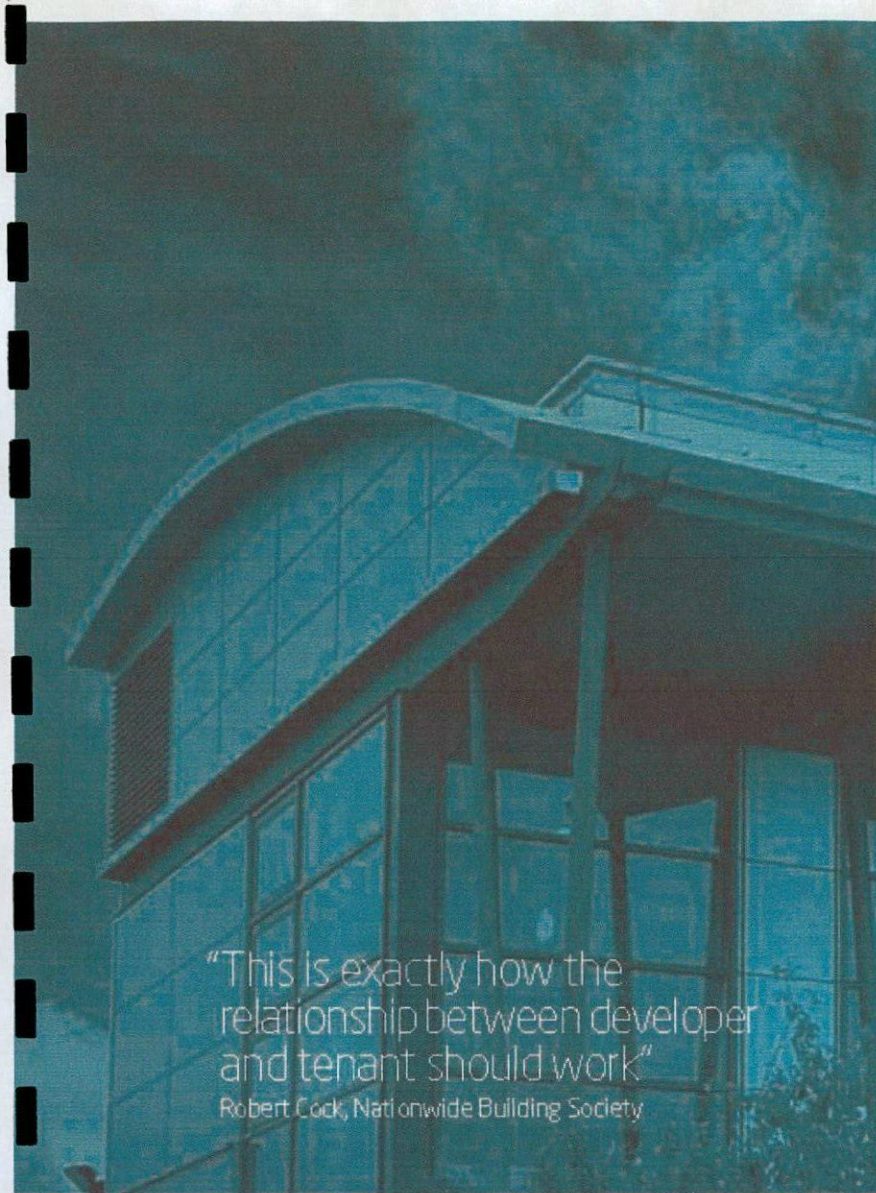
Mick McQuay - Wakefield Council

paragon 
BUSINESS VILLAGE MORE THAN MEETS THE EYE



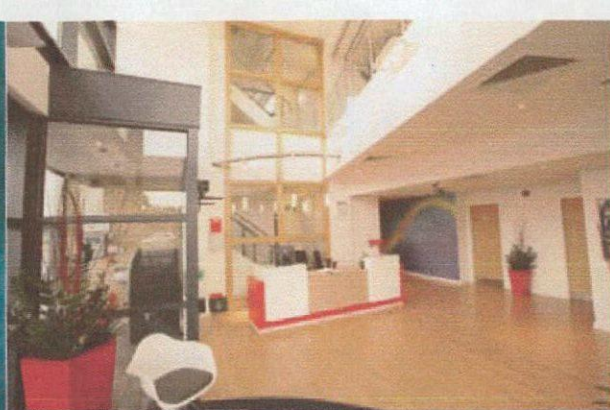
MORE THAN MEETS THE EYE





"This is exactly how the relationship between developer and tenant should work"

Robert Cook, Nationwide Building Society



Onsite Environment



paragon

MORE THAN MEETS THE EYE

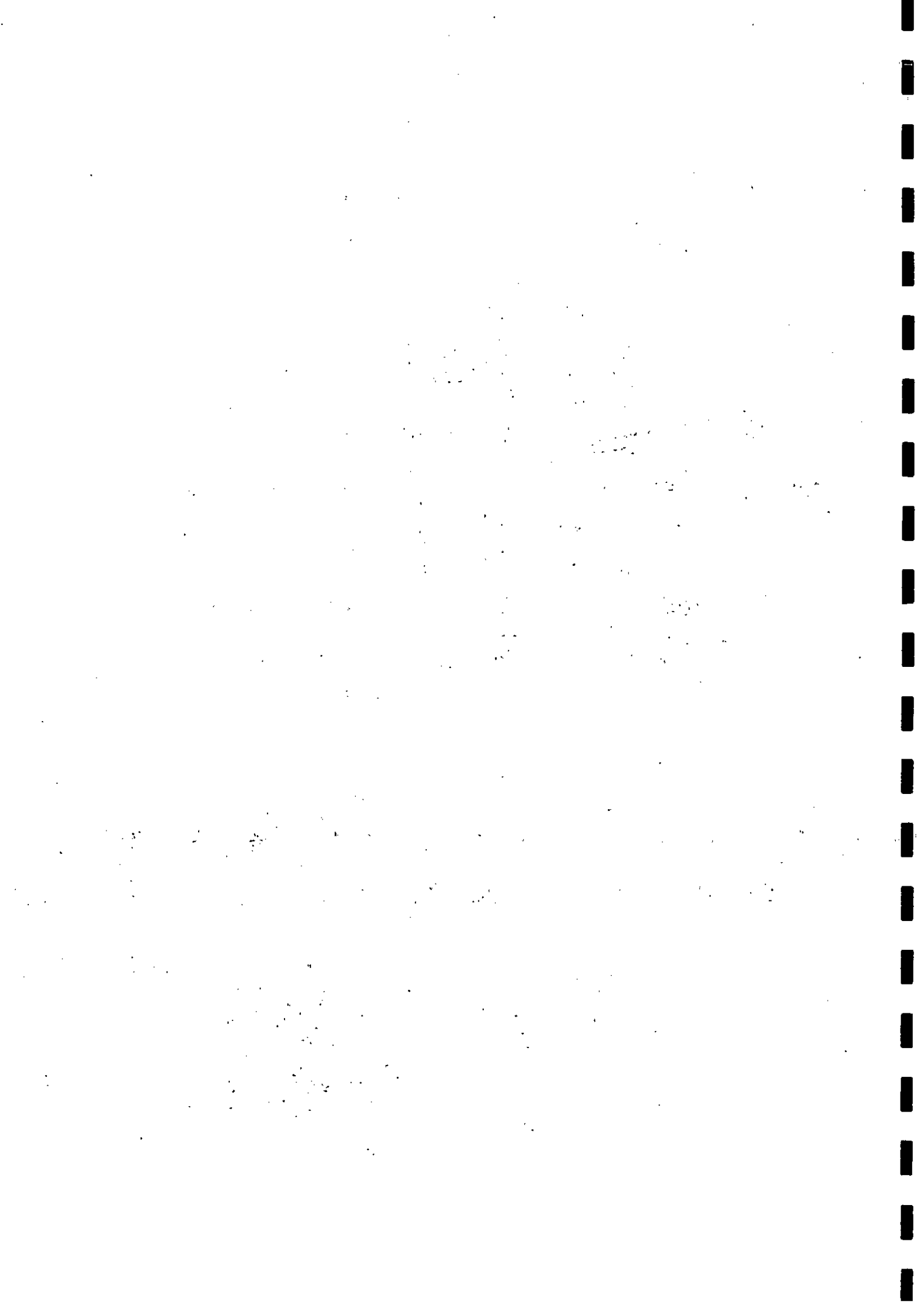


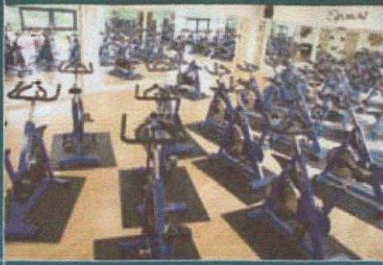
Yorkcourt Properties is an experienced, privately owned company, whose abiding principle is its commitment to quality. The directors' philosophy can be perfectly illustrated by the attention to detail that has characterised the planning and development of Paragon Business Village.

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



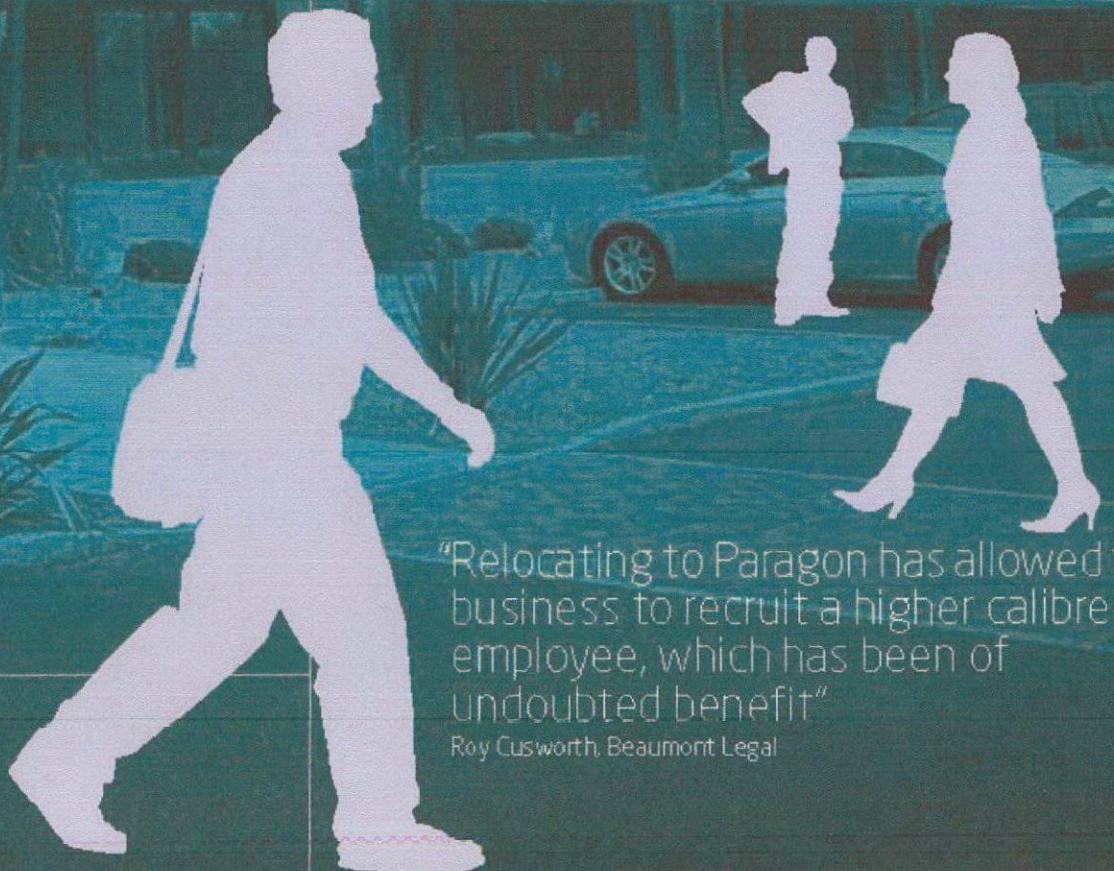


Village Life

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.

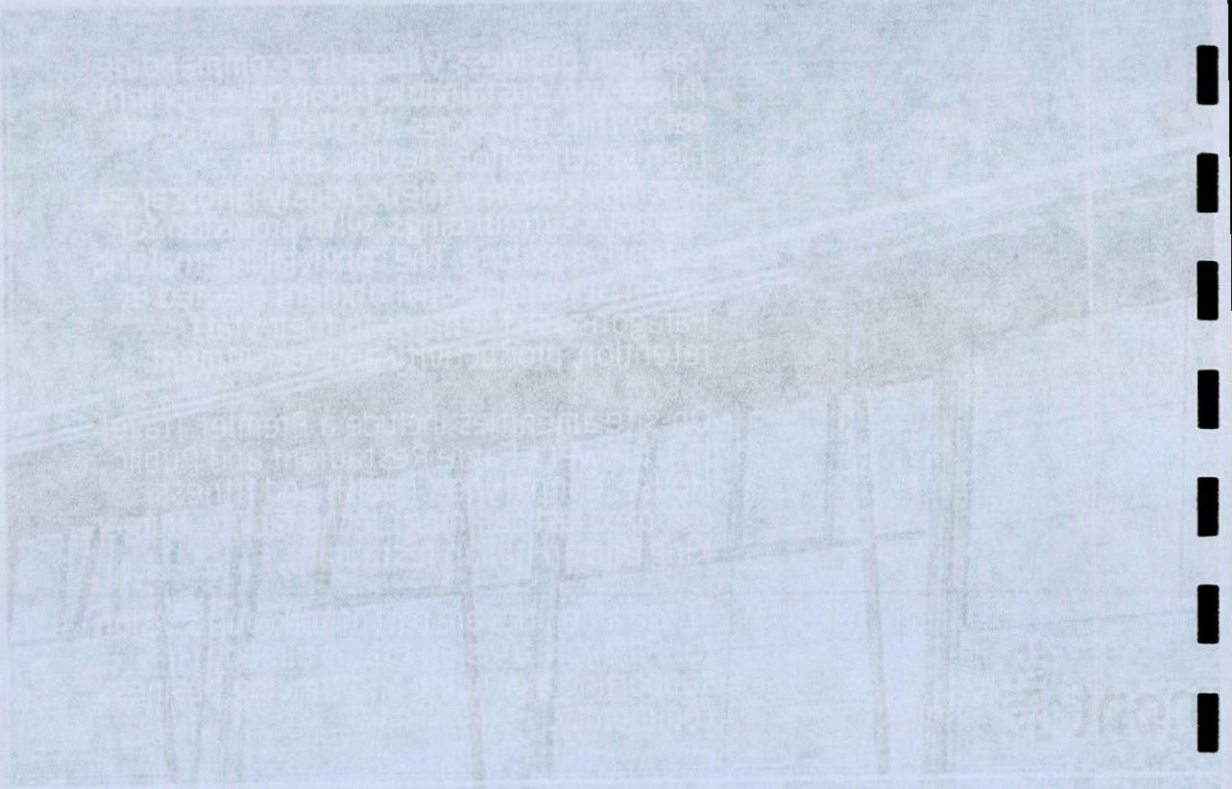
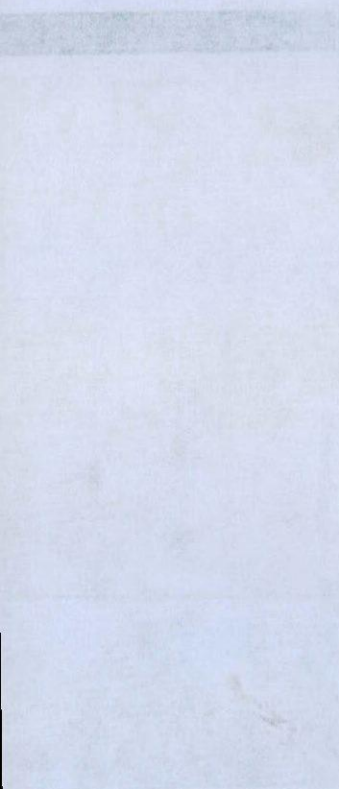
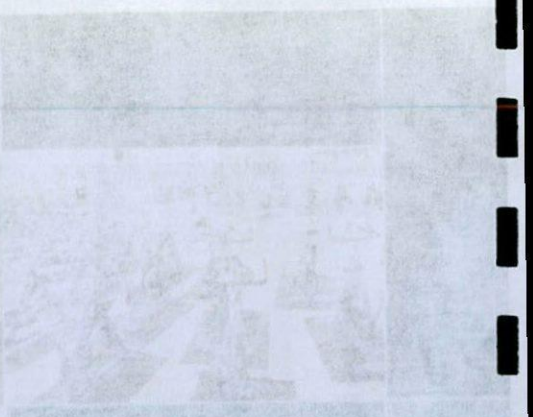
On-site amenities include a Premier Travel Inn, Brewer's Fayre Restaurant and Public House, Bannatyne's health and fitness complex, Just Learning Crèche facility, Burger King and an Italian restaurant.

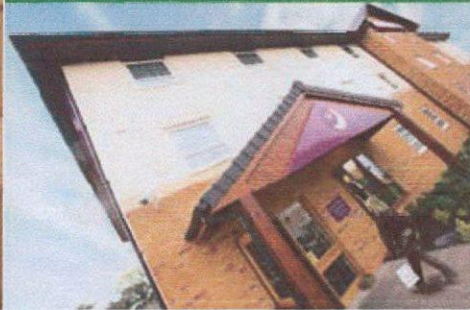
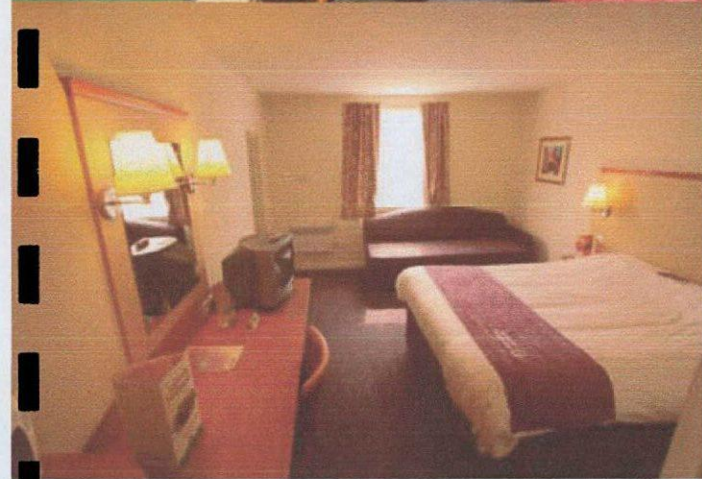
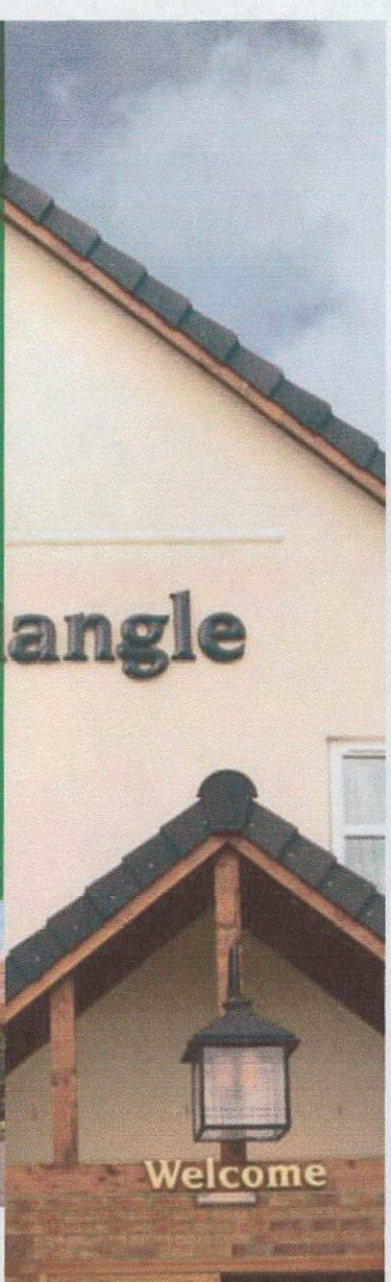
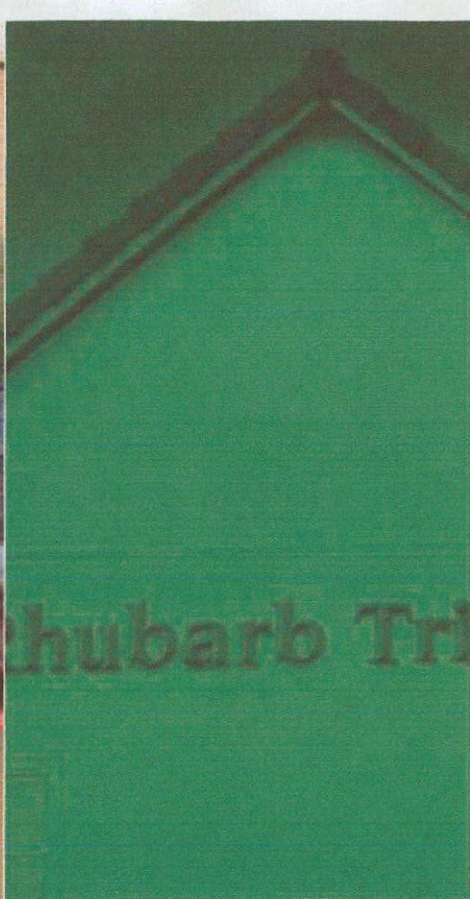
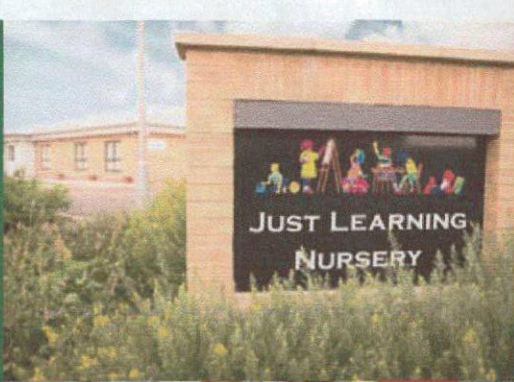
These amenities are part of Yorkcourt's vision for Paragon, a vision that is already supporting a genuine and thriving business community.



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

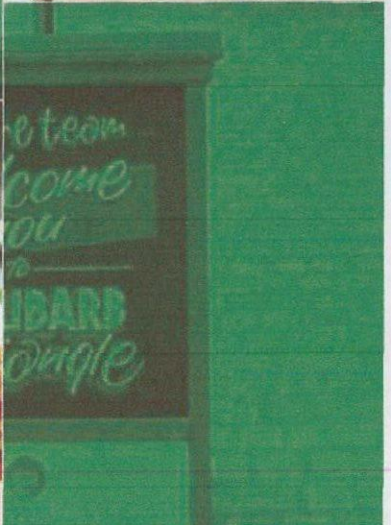
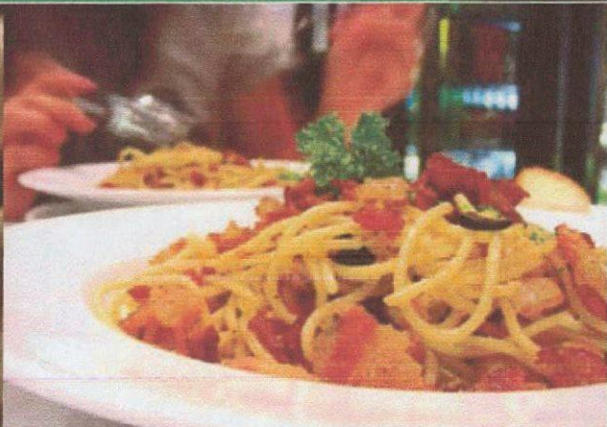
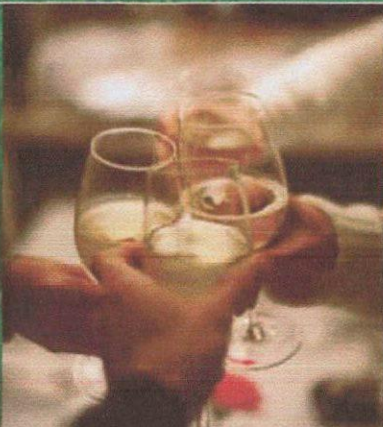
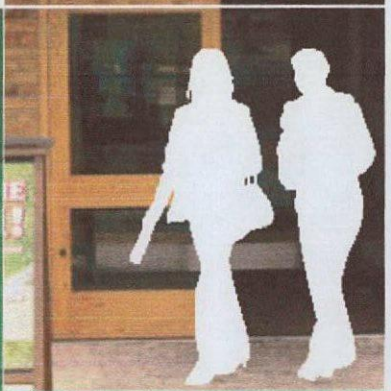
Roy Cusworth, Beaumont Legal

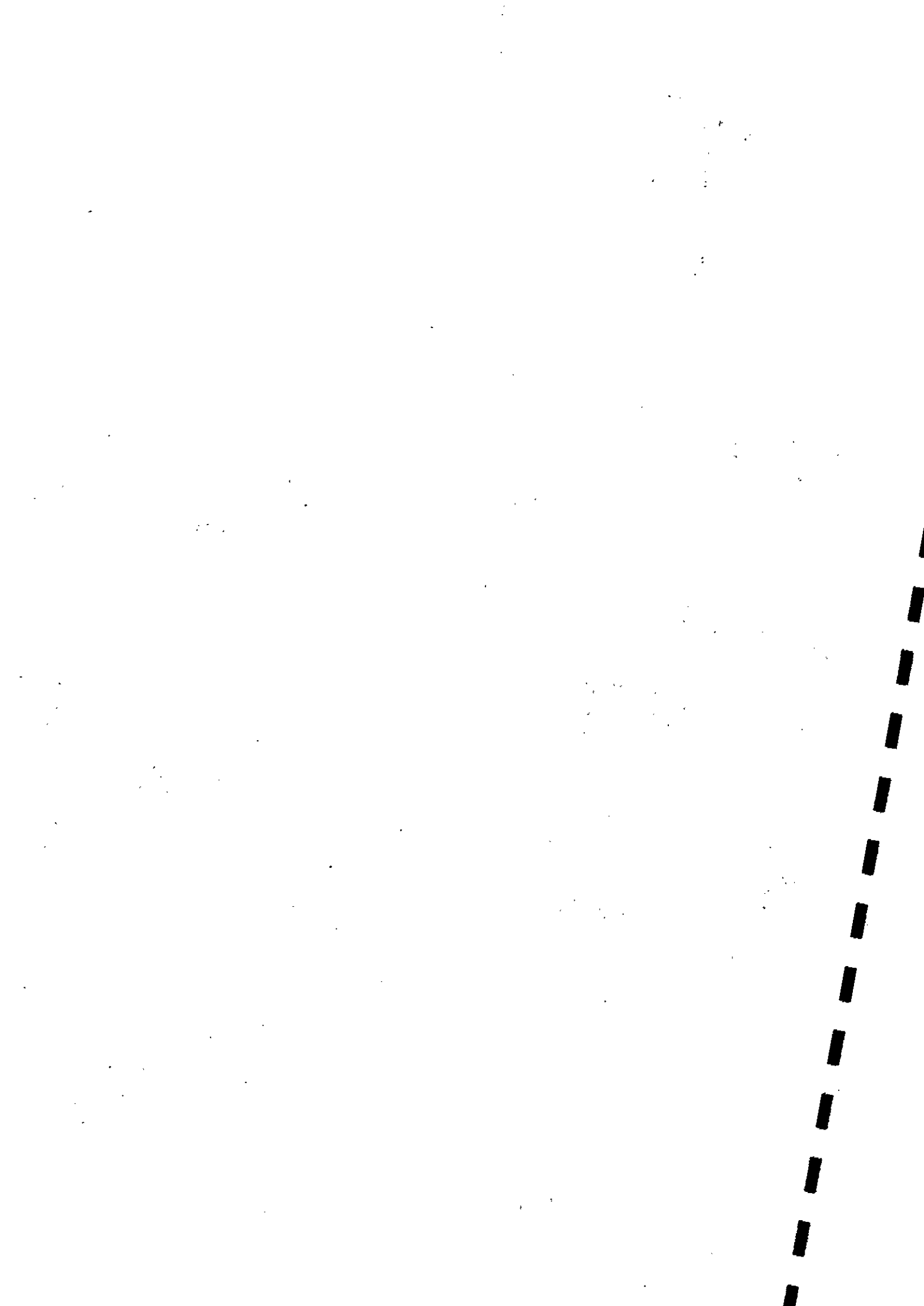




Village Life

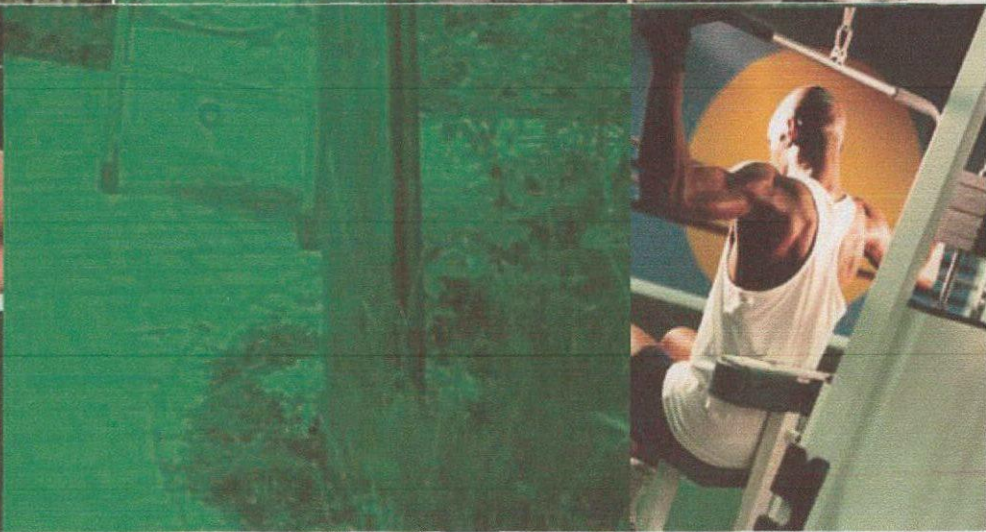
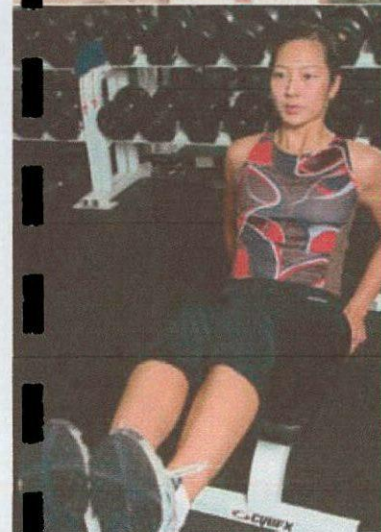
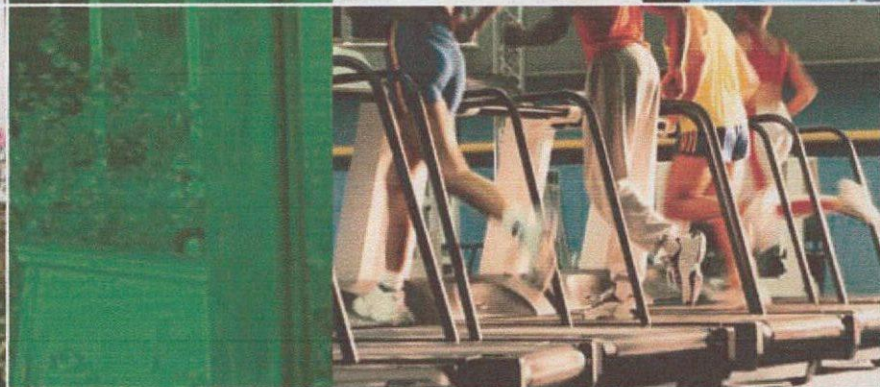
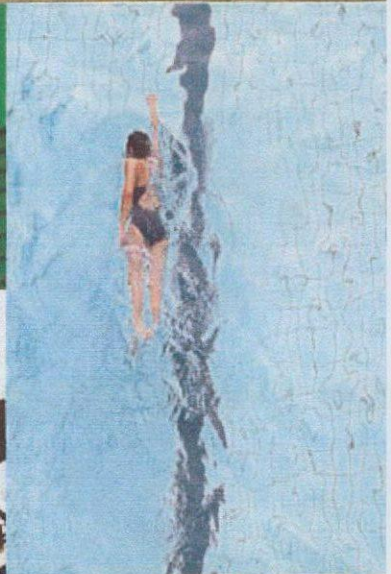
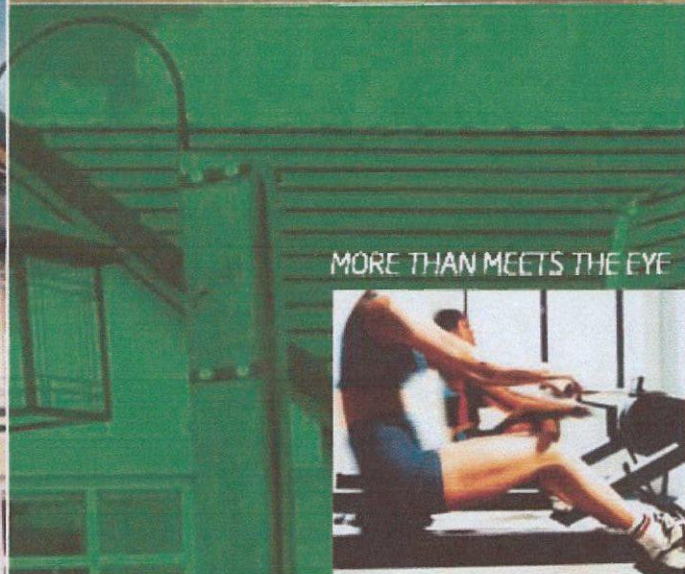
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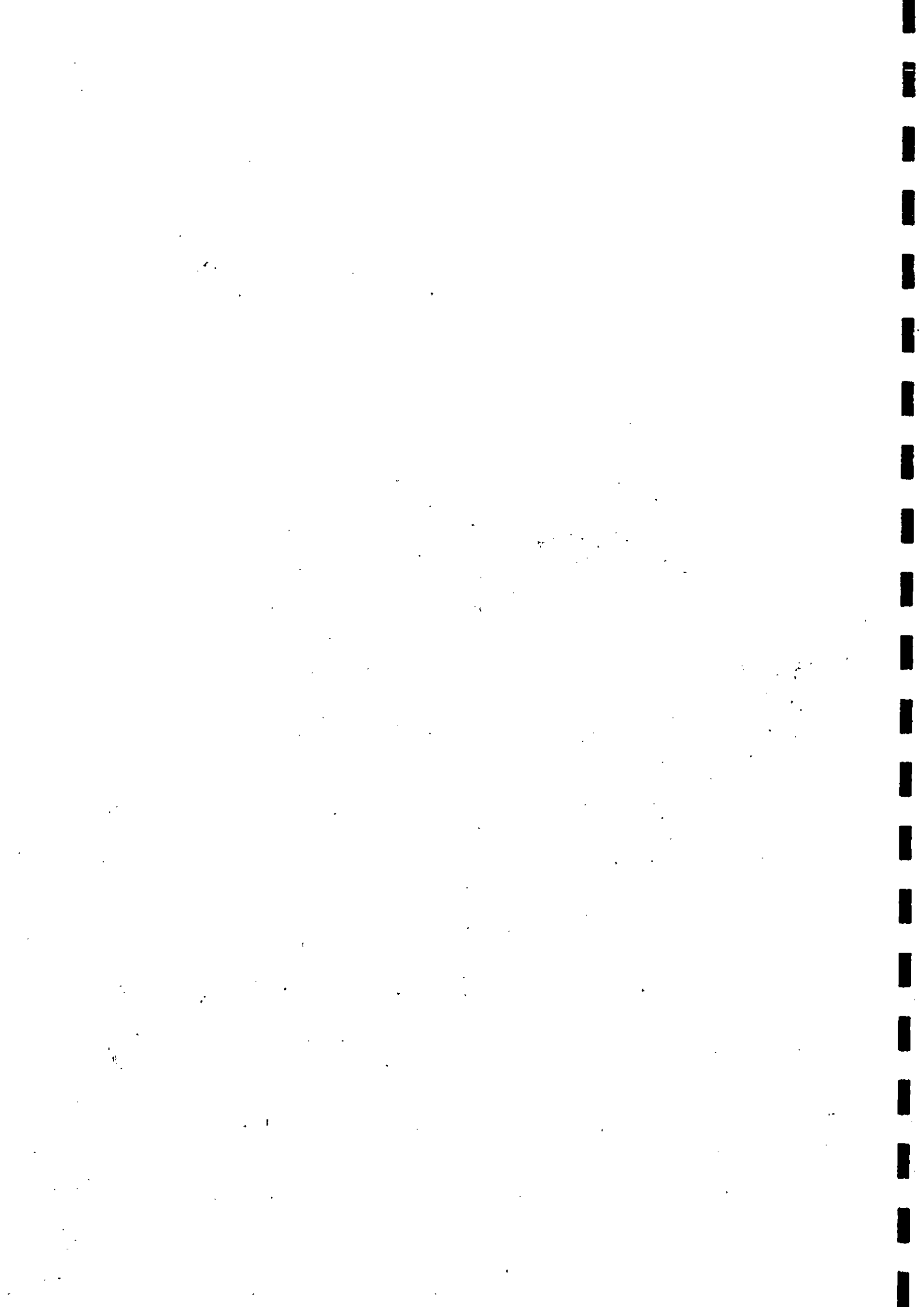






Bannatyne's Health & Fitness Complex





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

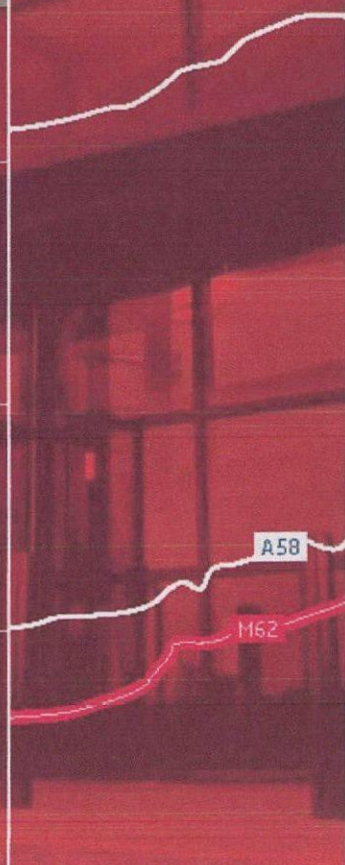
14 mins
2 hours
1 hour 13 mins
1 hour 43 mins
4 hours 23 mins



By Air

Leeds Bradford
Robin Hood (Doncaster)
Nottingham East Midlands
Manchester

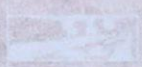
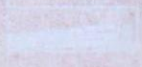
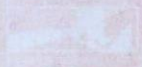
22.3 miles
42.4 miles
75.5 miles
60.3 miles

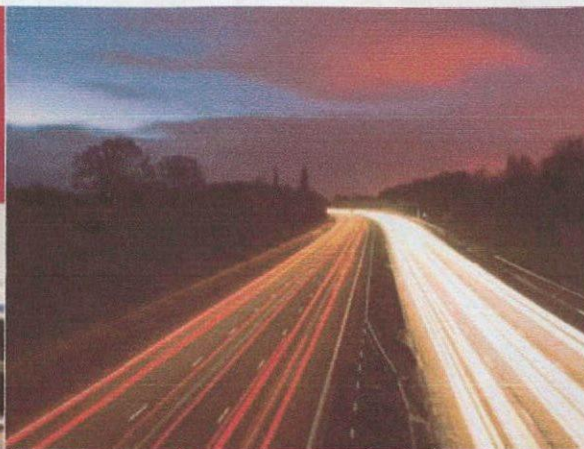


The District has a population of over 20,000 which is projected to increase to 25,000 by the year 2000. The District is a major center of business and industry in the region. The District is a major center of business and industry in the region. The District is a major center of business and industry in the region.



<p> 1 mile walking distance 1.5 miles </p>	<p> 1 mile 9 miles via motorway 29 miles 17 miles (via M1 link) 3 miles </p>	<p> 1.4 miles 2 hours 1 hour 15 mins 1 hour 45 mins 4 hours 25 mins </p>	<p> 22.3 miles 42.4 miles 72.8 miles 80.8 miles </p>	<p> By Foot 1.5 miles walking distance 1.5 miles </p>	<p> By Road 1.4 miles 9 miles via motorway 29 miles 17 miles (via M1 link) 3 miles </p>	<p> By Rail 1.4 miles 2 hours 1 hour 15 mins 1 hour 45 mins 4 hours 25 mins </p>	<p> By Air 22.3 miles 42.4 miles 72.8 miles 80.8 miles </p>
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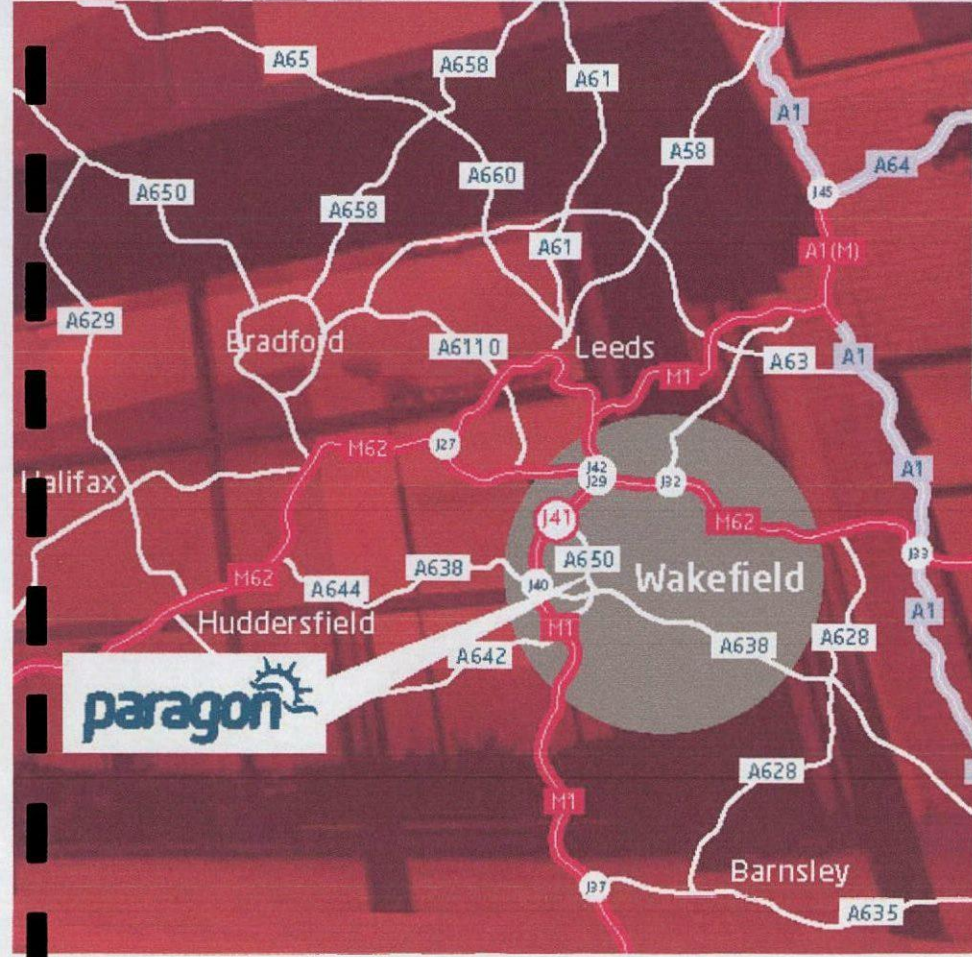
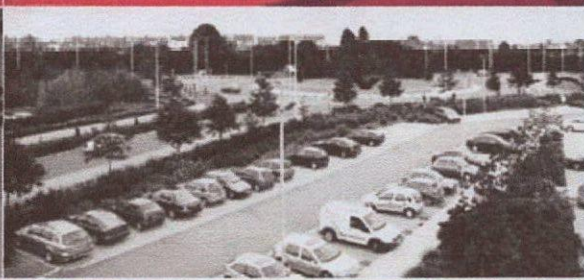




MORE THAN MEETS THE EYE



Location



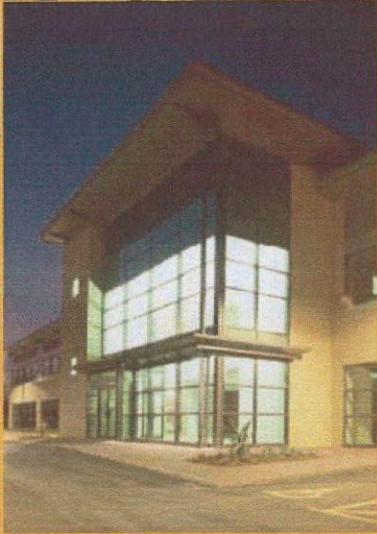


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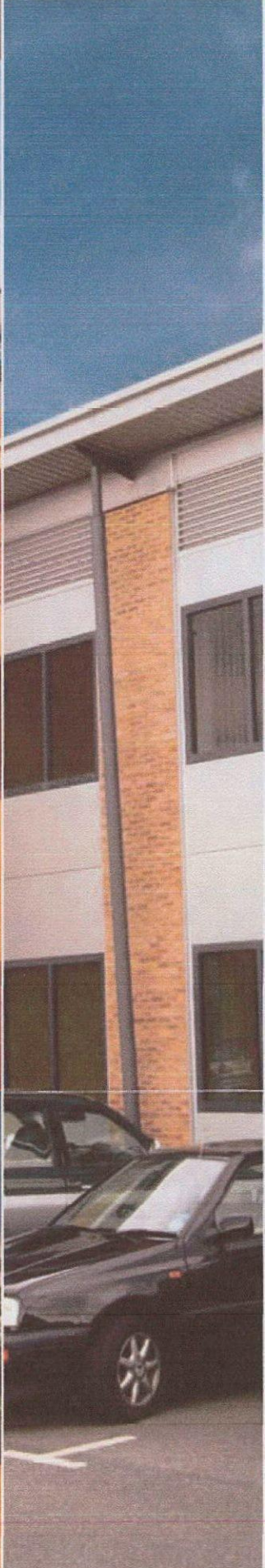
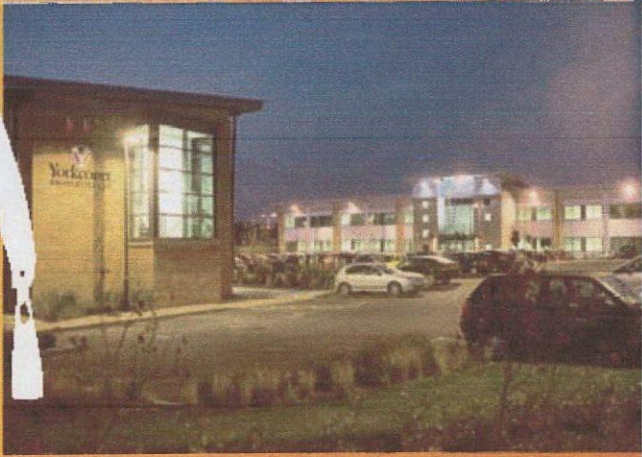
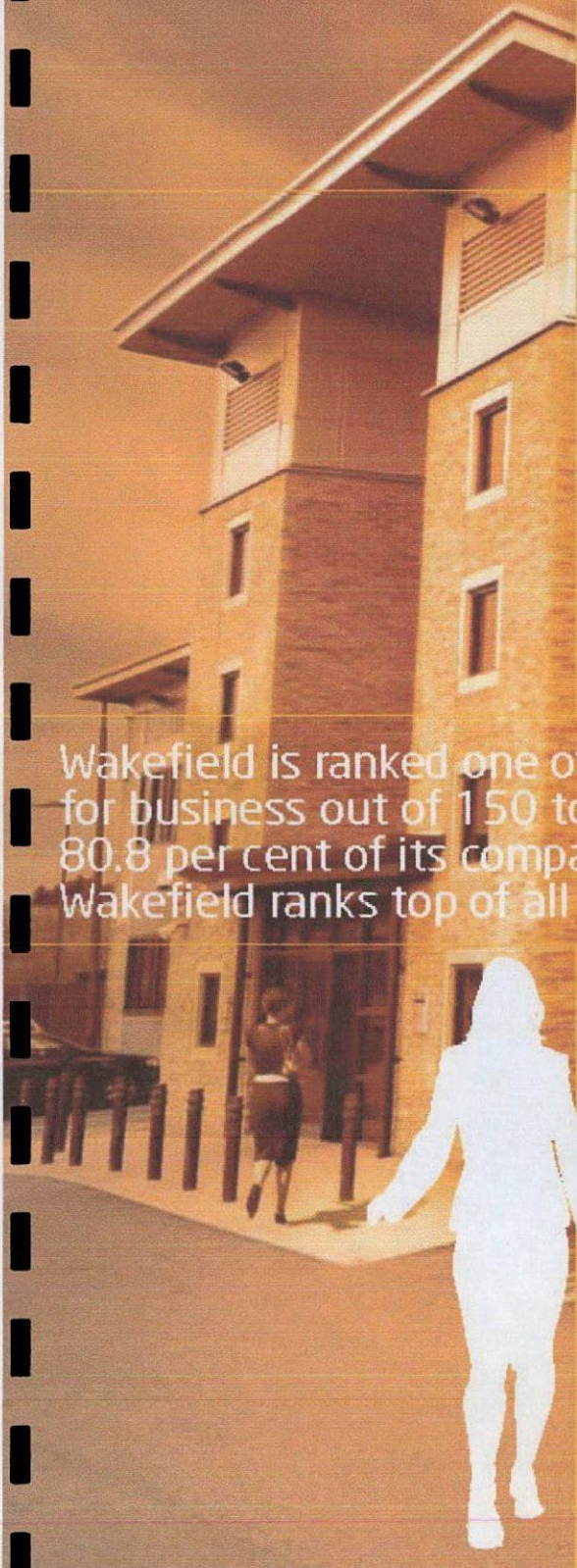


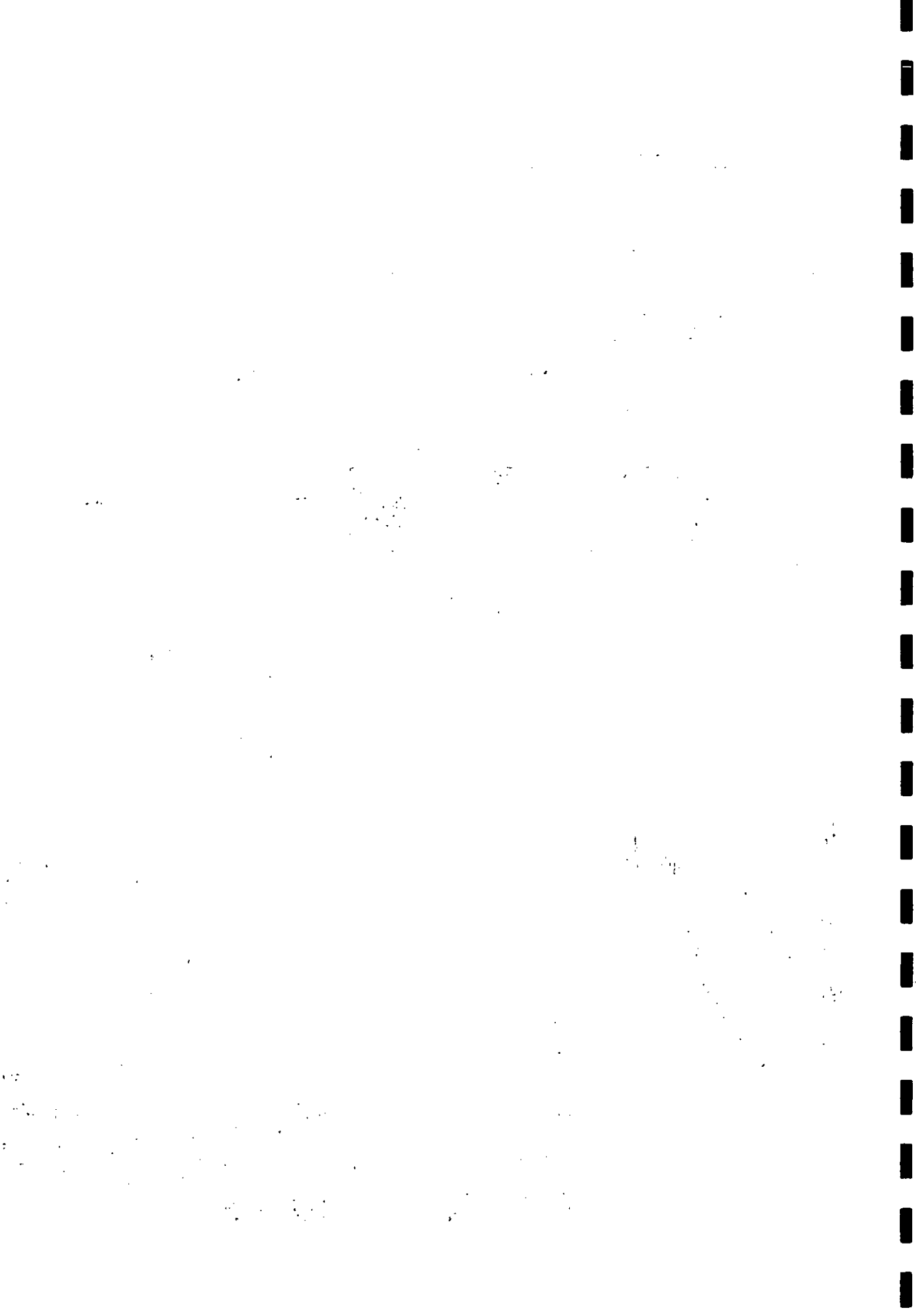


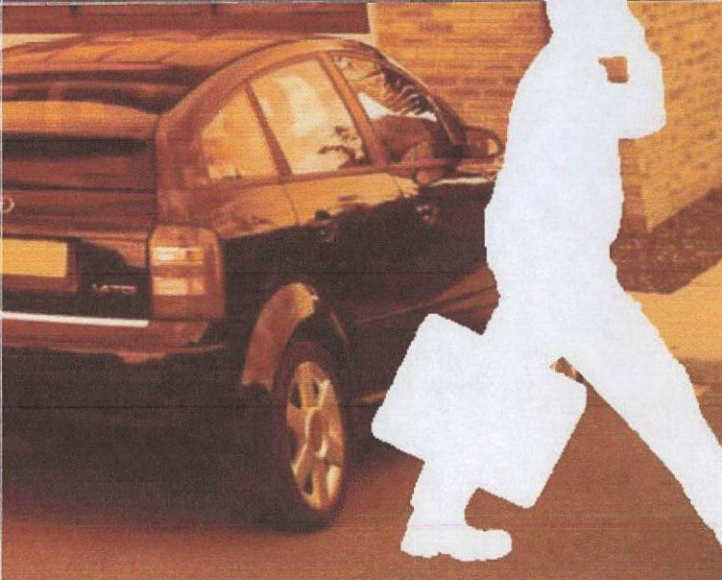
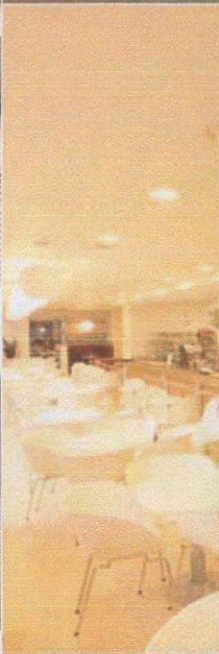
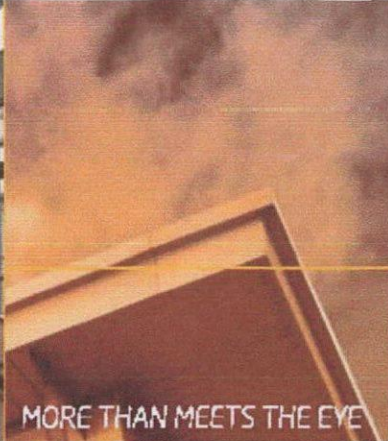
The Village

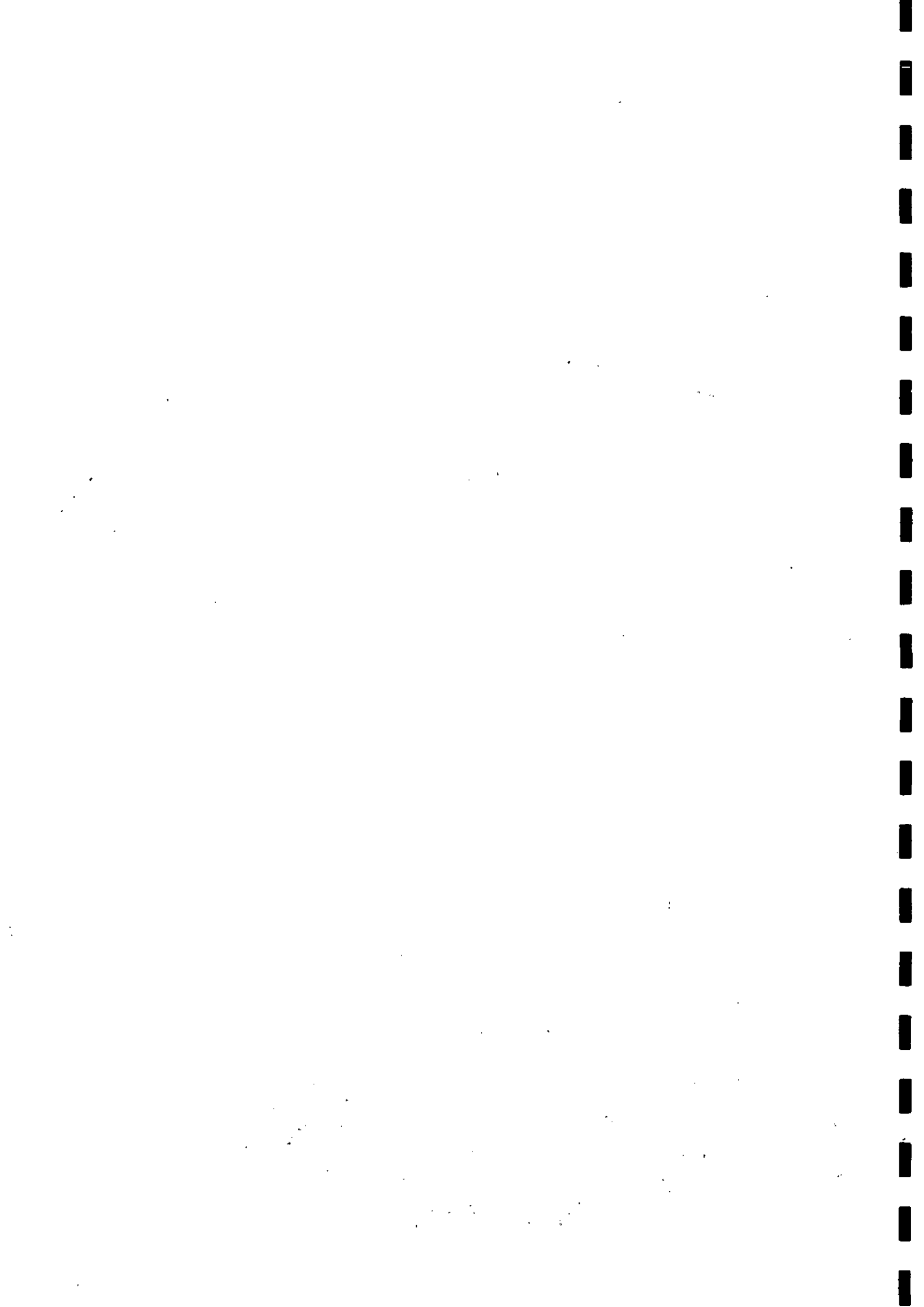


Wakefield is ranked one of the most prosperous places for business out of 150 towns and cities in the UK and 80.8 per cent of its companies are making a profit. Wakefield ranks top of all second tier cities.









Master Plan

PLOT 26

PLOT 27

← To Wakefield City Centre

paragon

Onsite 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

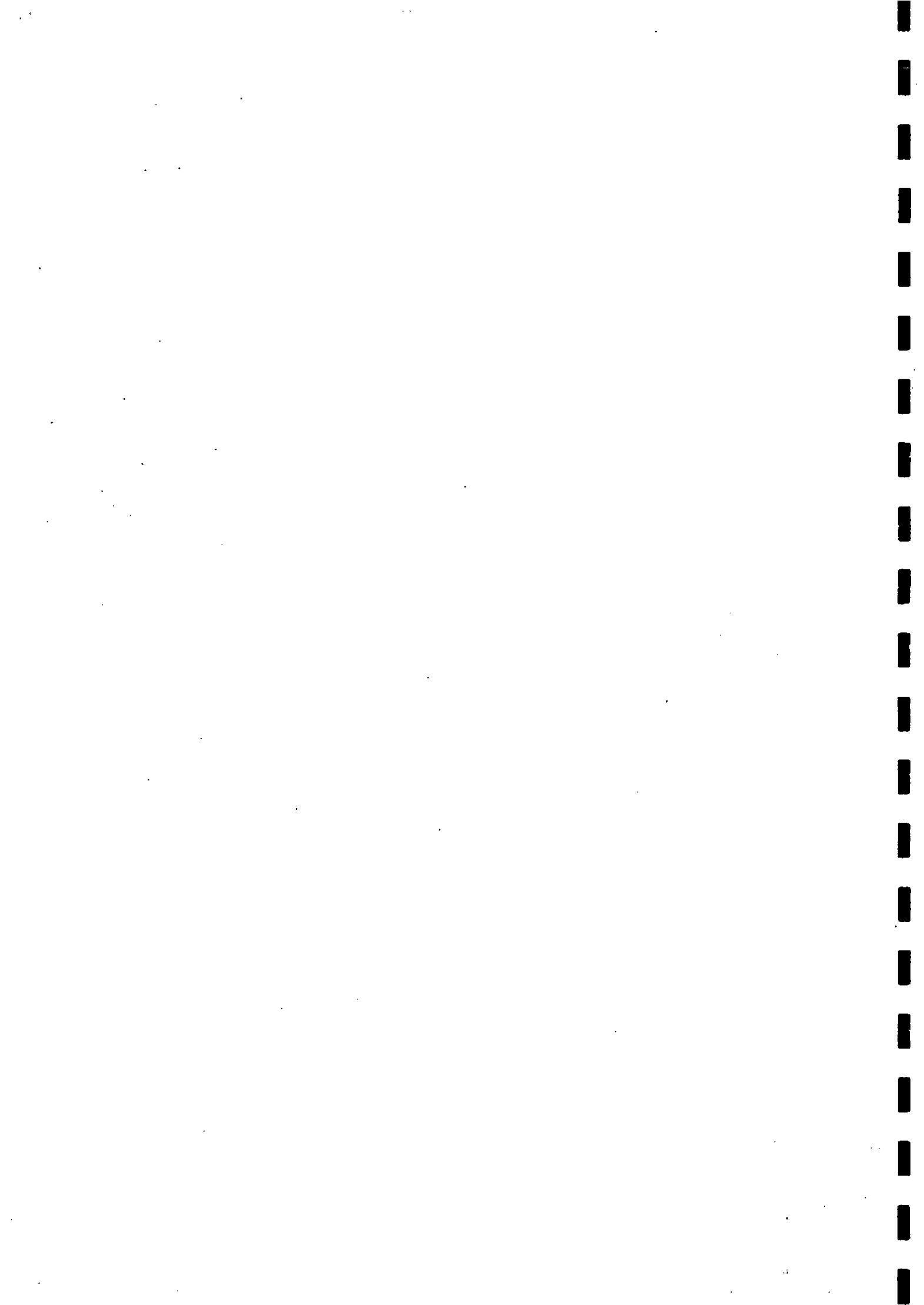
Future Developments

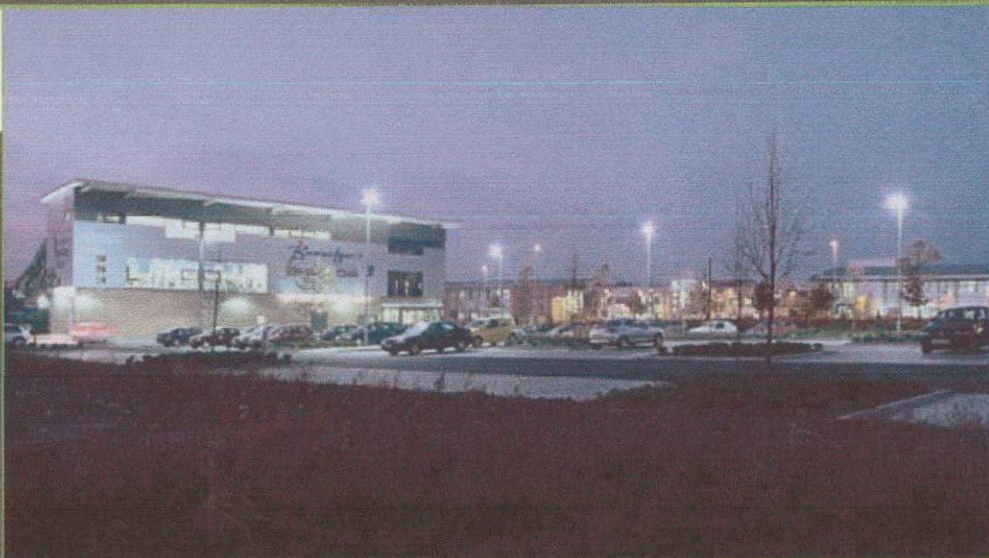
- 09 Cape Industrial Services
- 10 JR Paleys
- 11 Nationwide Building Society
- 12 Securitas
- 13 Red Hall Group
- 14 Just Learning Crèche
- 15 City & Guilds
- 16 SME Units

- 17 Fire Control Centre (ODPM)

Proposed developments







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



City & Guilds

CAPE

Ridale DEVELOPMENTS LTD

Bannatyne's HEALTH CLUB

beaumont legal



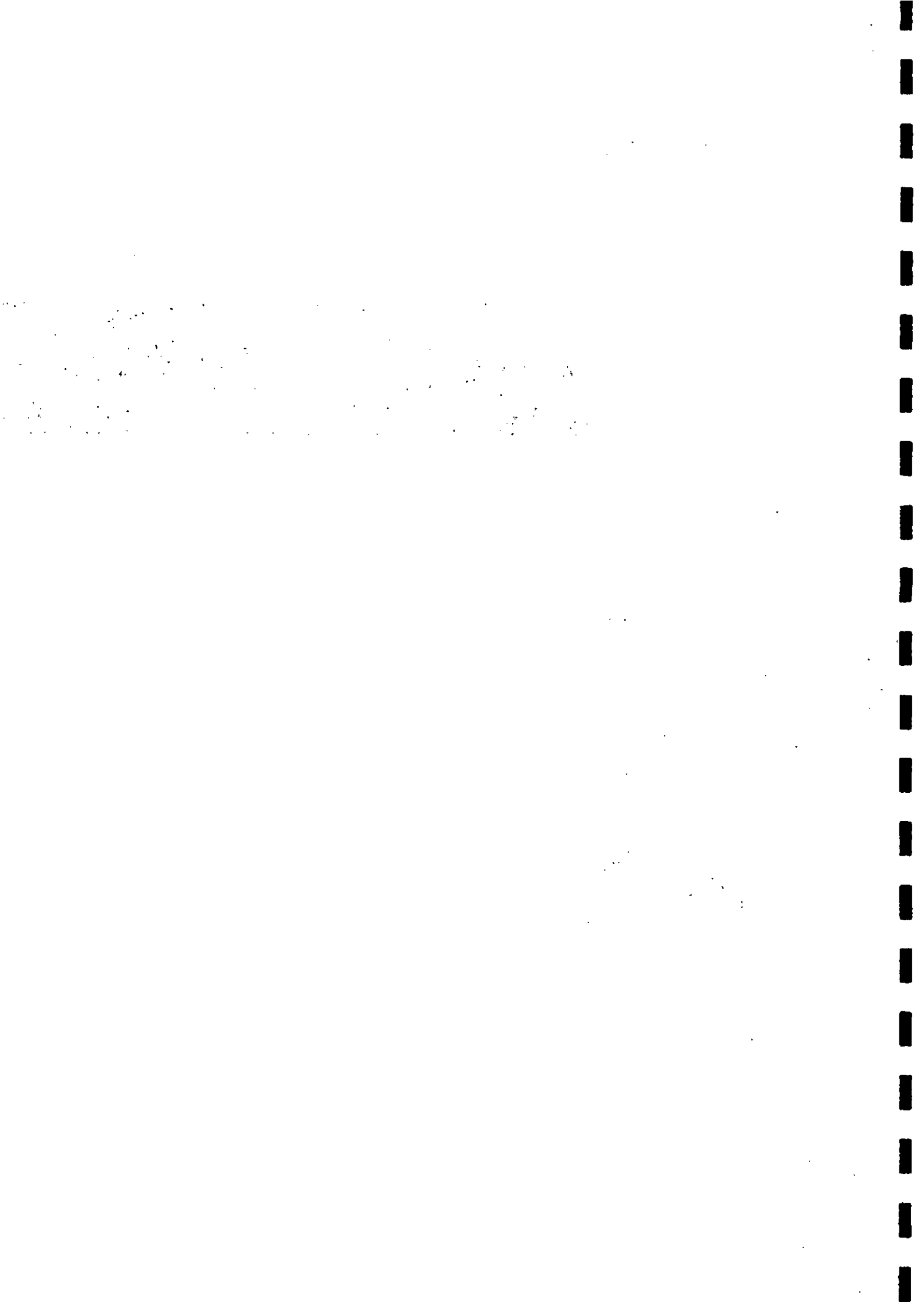
Whitbread



Nationwide




To M1 J41



Contact Agents

**COLLIERS
CRE**



0113 200 1800
www.collierscre.com

Roddy Morrison

**Knight
Frank** 

0113 246 1533
www.knightfrank.com

Guy Cooke

**HARVEY
BURNS & co**

0113 243 2400
www.harveyburns.com

Lyndsay Burns



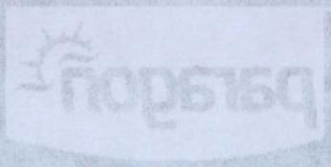
**Yorkcourt
PROPERTIES LTD**

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

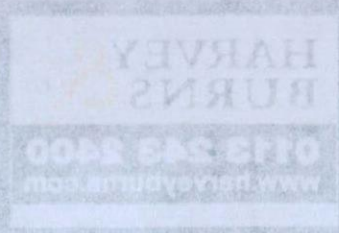
Jim Leatham Tel 01924 881 882
jim@yorkcourt-properties.co.uk

www.paragon-wakefield.co.uk

A development by



CONTACT US



APPENDIX G : THE PROPOSED SCHEME



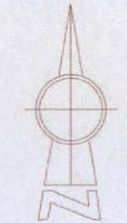
PROPOSED LAYOUT
SCALE 1:1250



LOCATION PLAN SCALE 1:5000

KEY

- CLASS A1 - RETAIL
- CLASS A001 - RETAIL/DAYHEALTH CENTRE
- CLASS A001 - CAFE/DAYHEALTH CENTRE
- CLASS A2 - OFFICE
- CLASS A3 - CAFE
- CLASS A4 - DRINKING ESTABLISHMENT
- CLASS A5 - TAKEAWAY
- CLASS B2 - GENERAL INDUSTRY
- CLASS D1 - DAYHEALTH CENTRE
- OTHER
- DRAINAGE EASEMENT
- PEDESTRIAN ROUTES



Name	Subtotal		Connect	Car Parking	Car Parking 2.5d
	Total SqM	Total SqFT			
CLASS A1 - RETAIL					
UNIT ONE A	104 w	1114 ft ²	Single Storey Unit	5 spaces	5.2 spaces
UNIT ONE B	104 w	1114 ft ²	Single Storey Unit	5 spaces	5.2 spaces
UNIT TWO	281 w	3011 ft ²	Single Storey Unit	14 spaces	14.2 spaces
CLASS A2					
OFFICE ONE	478 w	5160 ft ²	Two Storey Unit	14 spaces	14 spaces
CLASS A3					
CAFE	306 w	3272 ft ²	Single Storey Unit	17 spaces	16.5 spaces
CLASS A4					
PUBLIC HOUSE	447 w	4720 ft ²	Two Storey Unit	75 spaces	36.3 spaces
CLASS A5					
DRINE THROUGH	336 w	3617 ft ²	Single Storey Unit	32 spaces	19.6 spaces
CLASS B2					
INDUSTRIAL ONE	389 w	4187 ft ²	Single Storey Unit	N/A	N/A
INDUSTRIAL TWO	380 w	4070 ft ²	Single Storey Unit	6 spaces	7.58 spaces
INDUSTRIAL THREE	380 w	4070 ft ²	Single Storey Unit	12 spaces	7.58 spaces
INDUSTRIAL FOUR	380 w	4070 ft ²	Single Storey Unit	12 spaces	7.58 spaces
INDUSTRIAL FIVE	357 w	3843 ft ²	Single Storey Unit	8 spaces	7.58 spaces
INDUSTRIAL SIX	234 w	2514 ft ²	Single Storey Unit	6 spaces	4.14 spaces
INDUSTRIAL SEVEN	234 w	2514 ft ²	Single Storey Unit	6 spaces	4.14 spaces
INDUSTRIAL EIGHT	234 w	2514 ft ²	Single Storey Unit	6 spaces	4.14 spaces
CLASS D1					
DAY HEALTH CENTRE	487 w	5176 ft ²	Two Storey Unit	4 spaces	3.4 spaces
OTHER					
30 BED HOTEL	2166 w	23315 ft ²	Three Storey Unit	85 spaces	100 w/2000sqm
PILLAR STATION TOTAL	446 w	4616 ft ²	Single Storey Unit	14 spaces	15 spaces
PILLAR STATION - Retail Area	150 w				
TOTAL RETAIL AREA					
	2454 w			Additional Parking 28 spaces Total Parking 364 spaces 4% of total 12 Cable Storage spaces	2575 spaces 364 spaces 2575 spaces 12 spaces

John R Paley Associates

CLIENT
 HARTWOOD ESTATES

PROJECT
 DEARNE VALLEY PARKWAY
 SHEFFIELD ROAD

DRAWING OF
 OUTLINE MASTERPLAN

MARKETING NAME

drawing no	rev	date
P13 4806 10	REV 0	28 OCT 14

scale @ A1	drawn	date
AS INDICATED	EW	28 OCT 14

1 Red Hill Crescent
 Paragon Business Village
 Wakefield
 WF1 2DF

01924 383372
 01924 384383
 01924 384383

LOCATION PLAN SCALE 1:5000



TO BE
HATFIELD ESTATE

FACTORY
DENNIS VALLBY PARKWAY
CHURCH ROAD

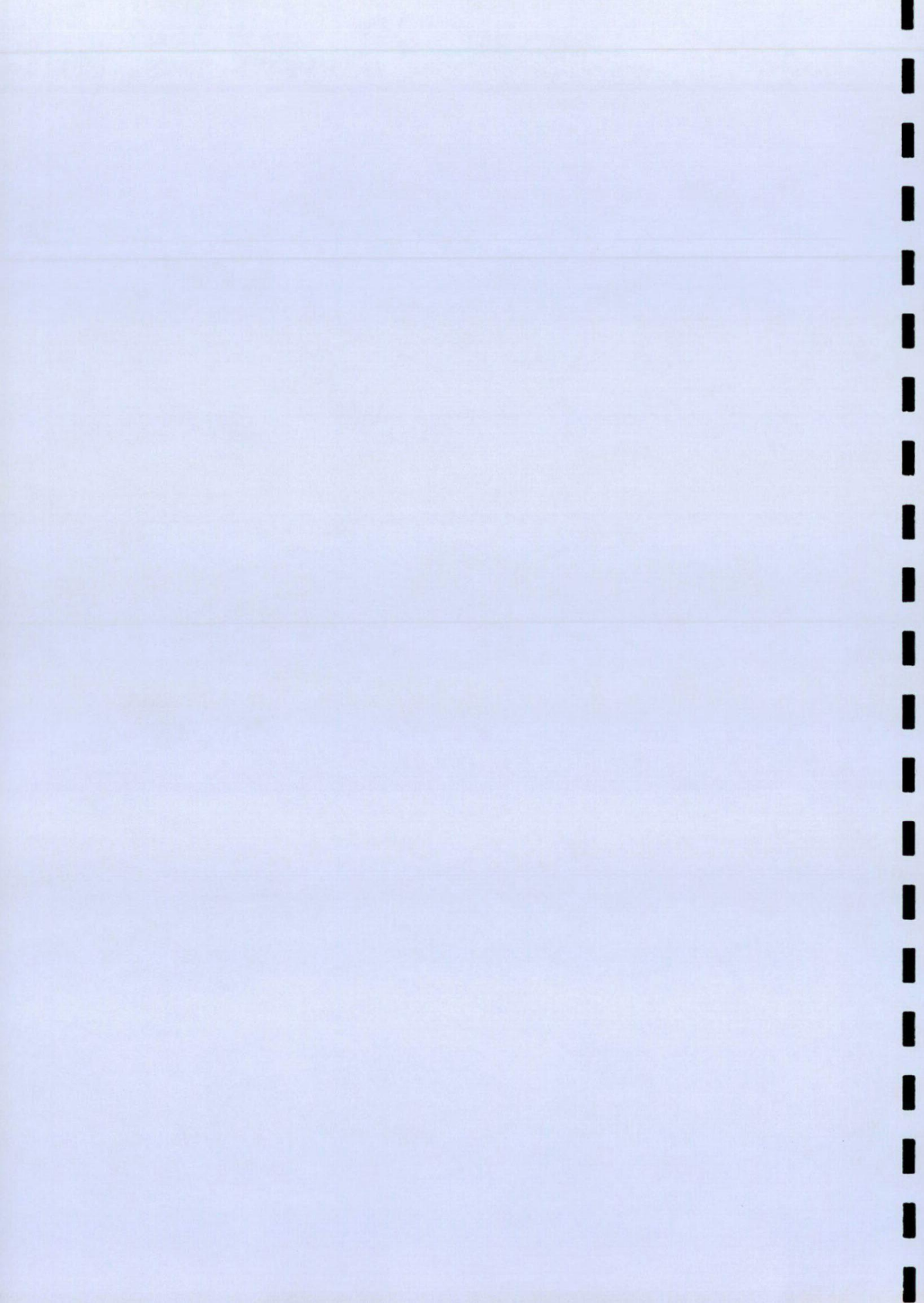
TO BE
OLD JUBA LURKAN

LANDSCAPE

PROPOSED
100' x 100'
100' x 100'
100' x 100'
100' x 100'

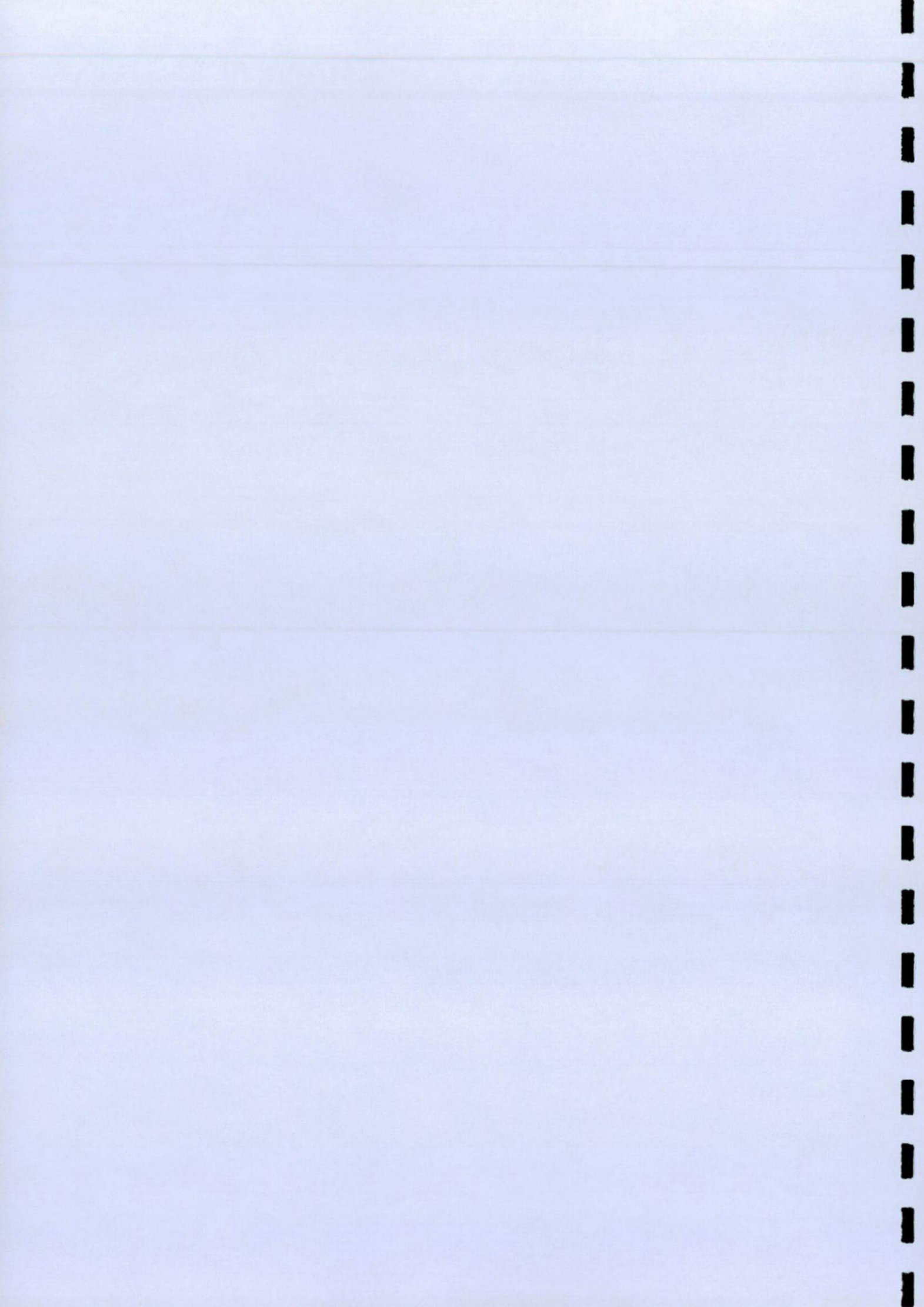
PROPOSED LAYOUT
SCALE 1:1250

APPENDIX H : PROPOSED SCHEME EMPLOYMENT FIGURES



Appendix H Employment Statistics

Unit	Floor area		Area per FTE		Employees
	sq ft	sq m	sq m		FTE
Class A1					
Retail unit 1a	1,119	104	19		5.47
Retail unit 1b	1,119	104	19		5.47
Retail unit 2	3,111	289	19		15.21
Class A2					
Office 1	5,360	498	16		31.13
Class A3					
Café	3,272	304	18		16.88
Class A4					
Public House	7,201	669	18		37.17
Class A5					
Drive through Restaurant	3,617	336	18		18.67
Class B2					
Industrial One	4,187	389	47		8.28
Industrial Two	4,090	380	47		8.08
Industrial Three	4,090	380	47		8.08
Industrial Four	4,090	380	47		8.08
Industrial Five	3,843	357	47		7.59
Industrial Six	2,519	234	47		4.98
Industrial Seven	2,519	234	47		4.98
Industrial Eight	2,519	234	47		4.98
Class D1					
Day/Health Centre	7,416	689	36		19.13
Other					
80 Bed Hotel	23,315	2,166	1 Employee per 3 Bedrooms		26.70
Filling Station Total	5,016	466			
Filling Station - Retail Area	1,614	150	19		7.89
Total:					238.77





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