

VALE PARK, EVESHAM



INVESTMENT POTENTIAL

This site provides a range of potential development opportunities, from small office units to larger B2 (general industrial) and B8 (storage or distribution) options

LOCATION

Evesham (South East Worcestershire)

PLANNING STATUS

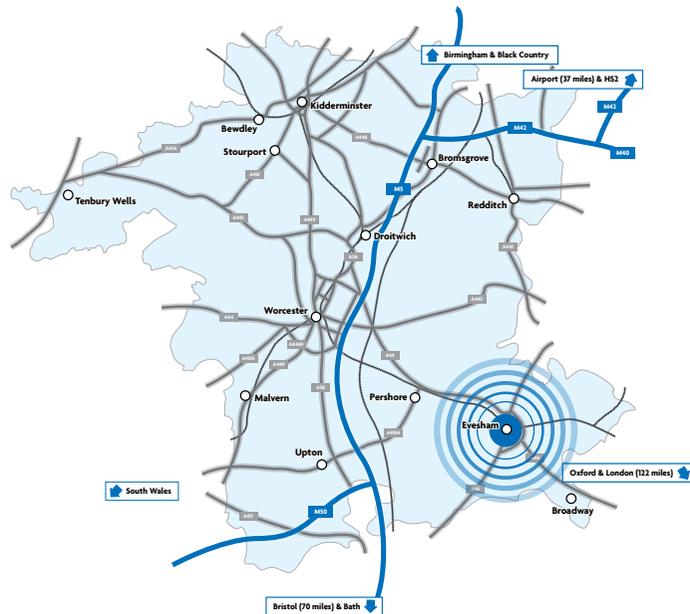
B1 (business), B2 (general industrial) and B8 (storage or distribution) are all permitted on the existing employment land. For land in Phase 3, full planning applications will be necessary as the land is not yet allocated via the South Worcestershire Development Plan process. However, it is not envisaged there will be major obstacles in developing Phase 3 other than the need for access to some parts of the proposed extension land

TIMING

Phase 1 - some parcels of existing land may be available now. Phase 2 is 'shovel ready' and will be further opened up by an access road which will be completed in 2016/7

INVESTMENT OPPORTUNITIES

The site is open to mixed use. Wychavon District Council is about to begin the process of designating the overall site with a 'Local Development Order' for the food and drink sector. This will make the site more attractive for businesses within these sectors through reduced planning requirements. However, it will not prevent any other business from occupying the site should the landowner be in agreement



WORCESTERSHIRE HAS A VARIETY OF DEVELOPMENT SITES AVAILABLE, ONE OF THESE IS VALE PARK WHICH IS A SUCCESSFUL AND WELL-ESTABLISHED BUSINESS PARK IN SOUTH EAST WORCESTERSHIRE. THE OVERALL SIZE OF THE VALE PARK SITE IS APPROXIMATELY 59 HA IN TOTAL ACROSS THE 3 PHASES:

Phase 1 - built in the late 90's and into the early 21st century, it is mainly occupied by businesses who own their sites.

Phase 2 - provides the current investment opportunity, spread over 10ha which is available now, much of it is 'shovel ready'.

Phase 3 - future potential opportunity which is allocated in the South Worcestershire Development Plan. Wychavon District Council owns a further 5 ha adjacent to the 10ha in Phase 2 creating an additional 15 ha in total to the existing Phase 1 development.

Vale Park is a mixed use site and has a significant presence of food processing, packing and distribution companies. Vale Park has been awarded Food Enterprise Zone status by the UK Government which, when taken with the site specific Local Development Order, will make the planning process simpler and easier for food and farming businesses that wish to expand.

Although predominantly food-orientated, other uses are evident on the site including precision engineering for the Jaguar Land Rover (JLR) supply chain, the pharmaceutical sector, forensic science, manufacturing, small and start-up business centres, and other professional support services.

The site has great links to the transport infrastructure. From the food supply perspective this gives the USP and the potential for the competitive edge of being able to deliver anywhere in the UK quickly, the following or even the same day. Vale Park has a great environment and a management company maintains the public areas of Phase 1. The views towards Bredon Hill, Broadway and the Cotswolds are breath-taking and provide a beautiful backdrop to an ideal business location.