



**SPECIALIST ADVICE ON THE LAND & PROPERTY
MARKET OF HARBOROUGH**

PREPARED FOR

**HARBOROUGH DISTRICT COUNCIL
STRATEGIC PLANNING TEAM**

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Prepared By:

*Andrew Granger & Co Limited
Attenborough House
10-12 Rutland Street
Leicester
LE1 1RD*

Tel: 0116 242 9933

Fax: 0116 242 9923

Email: kevin.skipworth@andrewgranger.co.uk

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- **Preamble**

1.0 PREAMBLE

- 1.1 The purpose of this report is to provide Harborough District Council with an overview of the current level of demand for employment land and premises in Harborough District and enquiries where the requirement could include Harborough District.
- 1.2 Furthermore, 27 potential employment sites within the District have been considered and a comparative assessment of their likely market attractiveness provided.

Notes:

- 1.3 The demand overview has been provided using data from Andrew Granger & Co's own records, information provided by The Leicester and Leicestershire Enterprise Partnership and commercial agents working in the local commercial and industrial sectors.
- 1.4 Information of a confidential nature has been provided by other agents on an anecdotal basis and, although it has not been formally incorporated into the report, it has been taken into account in the commentary and recommendations.
- 1.5 This has been exclusively a desk-top study and inspections have not been made of any of the potential sites.

- **Levels of Demand Overview**

2.0 Current Levels of Demand for Office, Industrial and Warehouse Premises and Land in Harborough District

2.1 The first task has been to analyse the demand for premises in the District with the following table showing a summary of the enquiries to Andrew Granger & Co. (AG) during 2016 and also the LLEP for the same period. The AG enquiries are shown in more detail in Appendix 1.

Unit Size (sq. ft.)	No. of Enquiries	No of Enquiries
OFFICES	ANDREW GRANGER	LLEP
0-1,000	10	15
1,001-2,500	5	3
2,501-5,000	1	2
5,001-10,000	1	2
10,001-15,000	1	0
15,001-25,000	0	0
25,001 AND ABOVE	0	2
INDUSTRIAL AND WAREHOUSE		
0-1,000	3	31
1,001-2,500	12	6
2,501-5,000	5	11
5,001-10,000	11	2
10,001-15,000	4	0
15,001-25,000	0	0
25,001 AND ABOVE	1	5

2.2 The following table shows the LLEP summary of enquiries to their organisation for the period 2009-2015 inclusive.

OFFICES (sq. ft.)	2009	2010	2011	2012	2013	2014	2015
0-1,000	9	15	21	38	10	30	45
1,001-2,500	4	4	1	3	0	3	1
2,501-5,000	1	5	7	5	3	1	5
5,001-10,000	6	3	1	2	2	0	1
10,001-15,000	0	0	1	0	0	0	0
15,001-25,000	5	0	0	1	0	1	0
25,001 AND ABOVE	2	0	0	0	1	1	4

The following tables show enquiries to Andrew Granger & Co for the years 2013-16 inclusive. It should be noted that no data exists for earlier years.

OFFICES	2013	2014	2015
0-1,000	16	22	28
1,001-2,500	3	4	6
2,501-5,000	2	2	4
5,001-10,000	2	1	3
10,001-15,000	1	1	1
15,001-25,000	0	0	1
25,001 AND ABOVE	0	0	1

INDUSTRIAL	2013	2014	2015
0-1,000	33	42	51
1,001-2,500	11	15	16
2,501-5,000	7	9	10
5,001-10,000	4	6	5
10,001-15,000	2	2	3
15,001-25,000	2	0	1
25,001 AND ABOVE	6	4	4

It should be noted that the levels of enquiries for land and for serviced offices have not been at a high enough level to form any pattern or conclusions. When referring to office demand or supply, any comments should be deemed to include all types of office accommodation. The serviced office enquiries are included in the tables above.

Indeed, in respect of serviced offices, enquirers do not tend to specify a preference for this type of accommodation. It is often regarded as a temporary measure while looking for a more permanent base and, in Market Harborough, with the limited supply of office accommodation, Harborough Innovation Centre has become the only option for the smaller occupier.

Where design and build opportunities are being sought, the size of the building required has been recorded rather than the size of the plot.

The enquiry summaries provided by the LLEP do not provide a breakdown between industrial and warehouse enquiries although AG enquiries indicate a split of approximately 60% manufacturing/40% warehousing.

There is a general view that most companies seeking industrial and warehouse premises in Harborough District are looking for good or reasonable second-hand units with the preference being cost-driven. There are significant savings in occupation costs through lower rents and business rates and cost savings are

paramount for many companies. The drawback is that the older buildings will often have inferior loading and parking provision and lower eaves heights.

The key factors that potential occupiers consider in respect of a building's physical characteristics are height, loading doors and loading areas, office content and car parking. IT installations are important but these can be readily upgraded if necessary. Broadband has been a key issue for many occupiers around the District, especially in rural areas, and there are many instances of companies relocating where provision has been poor. However, there is an ongoing programme in Leicestershire bringing improved Broadband to these areas.

Warehousing and distribution companies have the further consideration of access for articulated vehicles.

Larger warehouse operators and manufacturers are therefore drawn to established business parks and older industrial estates close to main roads where accessibility and manoeuvrability are better. This applies in Harborough District as it does anywhere else. However, it should be pointed out that these factors apply to a greater extent in respect of larger occupations of 5,000 sq. ft. and above. The requirements apply less for smaller organisations who usually have fewer deliveries in smaller delivery vehicles.

It is vital that companies are encouraged to occupy new units so that the secondary accommodation is then released and new development is therefore vital.

Manufacturers have similar basic requirements to warehouse operators but eaves heights are often less of an issue. However, extra height does often permit the installation of a mezzanine floor.

In respect of offices, applicants, where type and specification is specified, will generally look for one or more of the following:

- Character building
- Self-contained
- Modern
- Open-plan
- Air-conditioned
- Raised floors
- Good parking provision
- Good telecommunications and network cabling
- Good broadband
- Part of a larger building
- Suspended ceilings
- Double glazing
- High profile

- Low profile
- Train service (especially to London)

The nature of the business and its size will dictate the choices. Modern office buildings tend to be open-plan although there is always the opportunity to create separate meeting rooms and private offices. More and more firms are choosing this type of accommodation including the more traditional professional firms such as solicitors. The open-plan arrangement also allows easier installation and maintenance of IT and communications networks through raised floors and wall-mounted trunking.

However, occupational costs are still key and there are significant savings to be made by choosing the older accommodation with rents being as much as 30% less than the more modern properties.

Car parking provision continues to be an issue and the vast majority of office workers still use the car as the main mode of transport to get to work. There are permanent parking difficulties at existing business parks such as Kibworth and The Point in Market Harborough.

Location

The vast majority of enquiries for both warehouses and offices originate from companies already situated in Leicestershire. They are usually looking to relocate or acquire additional accommodation for the following reasons:

- Expansion
- Better quality accommodation
- Servicing a specific contract
- Existing leases coming to an end
- Seeking an improved location

It is again the case that the nature of the business will dictate the location decision-making and, in respect of warehouse operators, their main consideration will be accessibility to the main road network and, if delivering on a regional or national basis, the motorway network. The logistics industry is entirely based on cost, timing and speed. Margins are small and an extra 20-30 minutes added to a journey can be key. Thus, much of rural Harborough is not suitable for major operators and, in contrast, it is why Lutterworth's Magna Park has become one of the largest distribution parks in Europe being close to the M1, M6, A14 and A5.

However, more locally based haulage firms do seek opportunities in the District and enquiries are generally focussed on the A6 corridor from Oadby to Market Harborough and beyond to the A14.

Some enquiries that are for longer-term storage and with less regular deliveries and collections do consider less accessible, and therefore cheaper, locations and the likes of Bruntingthorpe Airfield will cater for this type of requirement.

Warehouse operators generally do not require a skilled workforce and are situated on estates without decent public transport. Therefore, as long as they are in reasonable reach of urban areas with an available labour supply, the issue is not an important one.

Manufacturers will often have a more precise requirement where specific skills are needed and these can often be location-specific such as with knitwear and textile companies needing skills currently available in Leicestershire.

Where companies are relocating to larger premises, it is often the case that they want to be as close to existing sites as possible in order to minimise inconvenience for employees as much as possible, therefore retaining existing skills and reducing redundancy costs. This is the case in respect of a number of recent industrial enquiries.

Many occupiers still regard a good mainline train service as an important factor, especially in Market Harborough where there is a regular and rapid service to London St. Pancras. Enquirers regularly refer to this asset.

There is a clear preference amongst those seeking office accommodation in the District for locations in or around Market Harborough. This will be partly driven by the requirements of the applicant and partly by the fact that the majority of office accommodation in the District is centred on the town and surrounding villages including The Point, Compass Point and Kibworth Business Park. The town also has an affluent population, good retailing provision and restaurants and the railway station.

Local agents have all reported difficulties in letting offices in the area with sluggish responses to marketing especially on established business parks in recent years. Rents have fallen away and occupancy rates have been generally lower than in the past. There is no obvious explanation to why this should be the case.

A large number of applicants are seeking smaller suites in rural locations such as The Manor at Tur Langton with space for up to 5 people and this interest is usually driven by a desire for an attractive location and working environment with ease of parking. It is also not unusual for the choice of location to be based on the proximity of the workplace to the home of the senior person within the company.

The Manor and Tugby Orchards, Tugby both provide smaller offices up to 1,000 sq. ft. and both are fully-occupied and receive regular enquiries. Both have waiting lists at present. They are both in rural settings and both are close to main roads. Significantly, they both have good broadband levels.

The state of the office market is not specific to Harborough District as the sector has seen lower rents and mediocre demand throughout most areas of the East Midlands over the last few years. The LLEP enquiry figures show an inconsistent pattern since 2011 with the annual numbers for small office suite requirements numbering 38, 10, 30, 45 and 15 for the last five years in areas which would incorporate Harborough District.

Andrew Granger & Company's records suggest that there are no specific requirements for industrial/warehouse or offices in the following locations:

1. Principal Urban Areas of Scraptoft and Thurnby and Bushby
2. Key Centre of Broughton Astley
3. Rural Centres of Billesdon, Fleckney, Great Glen, Houghton on the Hill, Husbands Bosworth or Ullesthorpe.

Size

The above tables illustrate the patterns of enquiries in terms of size with the data heavily skewed towards the smaller end of the size scales. The vast majority of requirements are for units of less than 5,000 sq. ft. and this applies across all the sectors. In reality, most are below 2,500 sq. ft.

This would suggest that most of the demand originates locally or where there are satellite offices or depots for larger organisations. Andrew Granger & Co's experience supports this view and this has been confirmed during conversations with other commercial agents operating in the area.

There are exceptions to this pattern but those with the larger size requirement tend to have a wider area of search that will often include locations outside Harborough District.

Prices/Rentals

Transactions over the last 18 months in Harborough District suggest the following prices and rentals:

It should be noted that, generally, offices prices are not greatly affected by quantity.

OFFICES

Modern/new in business park locations:	Rent	£11-£13 per sq. ft.
	Buy	£125-£140 per sq. ft.
Rural	Rent	£8.80-£10.50 per sq. ft.
	Buy	No information
Older stock	Rent	£7-£9 per sq. ft.
	Buy	£80-£100 per sq. ft.

INDUSTRIAL/WAREHOUSE

New	Rent	£5.75-£6.25 per sq. ft.
	Buy	£90-£110 per sq. ft.
Good second-hand	Rent	£4.25-£5.00 per sq. ft.
	Buy	£50-£65 per sq. ft.
Older second-hand	Rent	£3.25-£4.00 per sq. ft.
Rural lower quality	Rent	£1.75-£3.00 per sq. ft.
	Buy	No information

It should be noted that smaller units below 1500 sq. ft. will generally achieve prices above these levels.

Land prices are generally in the range of £300-400,000 per acre for reasonably-located land (such as Airfield Business Park) and £175,000-250,000 for more secondary or tertiary areas (such as Fleckney or Billesdon).

Current Pressures on Employment Land and Types of Demand

There are no significant sites of employment land for industrial or warehousing use available in the District which have been delivered to the market, especially in the Market Harborough area which would cater for the demand for smaller units of less than 5,000 sq. ft. Larger requirements are catered for at the likes of Airfield Business Park and it is understood that there is an intent on the part of Leicestershire County Council at this location to provide units from 1,500 sq. ft. upwards.

Due to ever-present uncertainties in the commercial property sector, developers will rarely nowadays construct units on a speculative basis. This is partly due to risk and partly due to the cost of empty units, especially in respect of Business Rates.

There is a shortage of good, second-hand industrial units throughout the county and there are occupiers of these buildings who would relocate to more modern or new properties if they were available. This would then release the second tier of units to those seeking the opportunity to expand who may not be able to afford new-builds.

It can be presumed from anecdotal evidence that there are many companies "sitting on their hands" who would otherwise be looking for newer and/or larger properties if they knew that a suitable supply existed.

Enquiries indicate that the following are the key locations where most companies wish to be for office, warehouse or manufacturing use.

- Market Harborough including a 5 mile radius
- A6 corridor from Oadby to A14
- Market Harborough to Lutterworth corridor
- Lutterworth area
- M1 corridor

There are options in the portfolio of potential sites in the analysis forming the second part of this report that would be attractive to the market and could satisfy demand in these areas and it is important that they be brought to the market to prevent those with more flexible criteria to look at other Council areas such as Leicester, Blaby, Charnwood and adjoining parts of Northamptonshire.

As a final point, it is important to consider that many businesses cannot afford the purchase cost or rental for a typical new-build or good, modern, second-hand property. As there is a limit to the amount of stock of second-hand accommodation, it is important to look at the opportunities for changes of use and refurbishment of older properties.

However, there is a further option of looking at simplified buildings in terms of specification or pre-fabricated alternatives which would reduce building costs and therefore prices and rents, thereby making new-builds accessible to a wider audience. These units could be incorporated into mixed schemes on many of the potential sites considered in this report.

There is no firm evidence to show why organisations are choosing certain areas above Harborough but it is likely to be a simple case of a lack of supply.

- **Assessment of Potential Employment Sites**

SITE	SIZE		SOURCE OF DEMAND	ROAD COMMUNICATIONS	SITE ACCESS	PUBLIC TRANSPORT	APROPRIATE USE	OVERALL ATTRACTION AND COMMENTARY
	Ha	Acres						
E/008RC/11 Rolleston Road, Billesdon	6.6	16.3	LOCAL	POOR	POOR	POOR	Office (B1a/b), light industrial (B1c) Units up to 5,000 sq. ft.	LOW. This site is too rural and the site is too large for the location. Billesdon is a fairly small settlement and the roads are generally too narrow for commercial traffic. There is unlikely to be high enough demand to make any development viable. Inadequate local services and poor public transport provision.
E/009RC/15 Gaulby Road, Billesdon	1.8	4.4	LOCAL	POOR	POOR	POOR	Office (B1a/b), light industrial (B1c) Units up to 5,000 sq. ft.	LOW. This site is too rural and the site is too large for the location. Billesdon is a fairly small settlement and the roads are generally too narrow for commercial traffic. There is unlikely to be high enough demand to make any development viable. Inadequate local services and poor public transport provision.
E/001B/11 Coventry Road, Broughton Astley	6.9	17.0	LOCAL/REGIONAL	FAIR	GOOD	POOR/FAIR	General industrial estate. Industrial (B1/B2)/warehouse (B8)/Offices (B1a). Units up to 25,000 sq.ft.	HIGH/MEDIUM. Reasonable access to M1, M69 and Leicester. Local labour supply and services with proposals for expansion of Broughton Astley village.
E/002B/15 Broughton Way, Broughton Astley	2.2	5.4	LOCAL	FAIR	GOOD	FAIR	General industrial estate. 0-10,000 sq.ft. Industrial (B1/B2)/warehouse (B8).	HIGH/MEDIUM. This would effectively be an extension to the existing popular Cottage Lane estate. Reasonable access to M1, M69 and Leicester.

SITE	SIZE		SOURCE OF DEMAND	ROAD COMMUNICATIONS	SITE ACCESS	PUBLIC TRANSPORT	APROPRIATE USE	OVERALL ATTRACTION AND COMMENTARY
	Ha	Acres						
								Local labour supply and services with proposals for significant expansion of Broughton Astley village.
E/008OC/11 Awkwright Hill Farm Industrial Estate, Lutterworth Road, Cosby	7.8	19.3	LOCAL	FAIR	GOOD	GOOD/FAIR	Light or general industrial or warehousing (B1/B2/B8). Continuation and improvement of existing estate. 0-2,000 sq.ft.	MEDIUM. This is an existing commercial location with scope for improvement. Road access is fair and it is within easy travelling distance of Broughton Astley and Lutterworth. The site could fill a local need for lower specification/cheaper accommodation.
E/001RC/11 Marlborough Drive, Fleckney	2.9	7.2	LOCAL	POOR/FAIR	GOOD	FAIR	Extension to general industrial estate. 2,500 to 15,000 sq. ft. of B1 light industrial and B8 Warehousing.	MEDIUM. This site adjoins an existing and established generally popular estate. It would be a logical extension if adequate road access can be created.
E/002RC/11 Kilby Road, Fleckney	12.4	30.6	LOCAL	POOR/FAIR	GOOD	FAIR	Offices/light industrial/warehouse (B1/B8) if it proves to be a viable site.	LOW. This site is too large for the location. It is not viable due to the size of Fleckney and limited road access for large commercial vehicles.
E/007RC/11 Land to southern fringe of Great Glen	4.6	11.4	LOCAL	POOR/FAIR	VERY POOR	FAIR	Offices up to 2,500 sq.ft. Business units (B1) up to 2,500 sq.ft.	LOW. The main problem with this site is the very poor access from Oaks Road. A suitable access would require the demolition of existing residential properties. The site is also limited by the flood risk to the southern part. The site is also too large for the

SITE	SIZE		SOURCE OF DEMAND	ROAD COMMUNICATIONS	SITE ACCESS	PUBLIC TRANSPORT	APROPRIATE USE	OVERALL ATTRACTION AND COMMENTARY
	Ha	Acres						
E/0190C/15 Land off Fleckney Road, Kibworth	1.8	4.4	LOCAL	POOR	GOOD	POOR	Offices/light industrial/warehouse (B1/B8). Up to 5,000 sq.ft.	location. LOW. This is a small site in a rural area away from the village and with inadequate roads in the immediate vicinity.
E/013RC/15 Land south and west of Priory Business Park, Kibworth	9	22.2	LOCAL	FAIR NEEDS SOME IMPROVEMENTS TO WISTOW ROAD	GOOD	POOR	Offices/light industrial (B1) up to 25,000 sq.ft.	MEDIUM/HIGH. The site is close to the A6 on the outskirts of Kibworth and there is already a small business park in existence. The site has a good road frontage but some improvements are likely to be needed to Wistow Road from the roundabout. The site is also readily accessible from Oadby and the south of Leicester.
E/006RC/11 Land East of Harborough Road, Kibworth	7.1	17.5	LOCAL	FAIR	GOOD	FAIR	Offices/light industrial/warehouse (B1/B8). Up to 5000 sq. ft.	MEDIUM. This site is situated on the A6 opposite Kibworth Business Park. There may be some highways constraints but there would likely be local demand for manufacturing and storage. Difficulties in letting offices opposite the site on Kibworth Business Park suggest office demand is limited.
E/006LT/15(A) Land Adjacent M1 Lutterworth	10	24.7	LOCAL/REGIONAL	POOR	POOR	POOR	Light industrial/warehousing (B1/B8). Motorway	LOW. The existing road access through the town is inappropriate to service a site of

SITE	SIZE		SOURCE OF DEMAND	ROAD COMMUNICATIONS	SITE ACCESS	PUBLIC TRANSPORT	APROPRIATE USE	OVERALL ATTRACTION AND COMMENTARY
	Ha	Acres						
							location leads to preference for the above uses rather than offices. 5 - 50,000 sq.ft.	this size. The long, narrow nature of the site will limit development and the M1 separating the site from the town will limit appeal. This site is only viable with the provision of a suitable link road.
E/001LT/11 Land south of Coventry Rd/Lutterworth Rd Lutterworth	3.4	8.4	LOCAL/REGIONAL/ NATIONAL	GOOD	GOOD	FAIR	Offices/Light industrial/warehousing.	MEDIUM/HIGH. This is a site with good road access close to Magna Park but also with potential to deliver smaller units to a more local market.
E/004LT/11 Land north of Lutterworth Rd, Lutterworth	3.2	7.9	LOCAL/REGIONAL/ NATIONAL	GOOD	GOOD	POOR	Office/Light industrial/warehousing (B1/B8). 5 – 50,000 sq. ft.	HIGH. This is a well-located site adjacent to the M1 motorway but with approximately a third lost due to flood-risk. If the remainder can be readily accessed, the balance of the area is eminently suitable
E/005LT/11 Land south of Lutterworth Rd, Lutterworth	4.1	10.1	LOCAL/REGIONAL/ NATIONAL	GOOD	POOR	POOR	Light industrial, warehousing and offices (B1/B8).	HIGH. This site is in an excellent location being adjacent to the M1 and less than a mile from Lutterworth town centre with the only issue relating to the creation of a suitable access. Would appeal to the regional market. However, there is a potential clash with nearby residential uses.
E/013OC/15 Woodbrig House Farm,	49	121	LOCAL/REGIONAL/ NATIONAL	GOOD	GOOD	POOR	Light industrial, warehousing and offices (B1/B8).	MEDIUM. This is an awkward-shaped site with a small part to the south-east affected by flood

SITE	SIZE		SOURCE OF DEMAND	ROAD COMMUNICATIONS	SITE ACCESS	PUBLIC TRANSPORT	APROPRIATE USE	OVERALL ATTRACTION AND COMMENTARY
	Ha	Acres						
Lutterworth							From 5,000 sq.ft. upwards.	risk. It is adjacent to Magna Park and the location is therefore highly attractive. An imaginative design would be needed to overcome the site characteristics.
E/009M/15 Airfield Farm, Market Harborough	13.1	32.4	LOCAL/REGIONAL	FAIR	FAIR	FAIR	Light industrial, warehousing and offices.	MEDIUM. Road improvements are needed to Gallow Field Road and the site might be too large for the location and current demand.
E/010M/15 Airfield Business Park, Market Harborough	6.6	16.3	LOCAL/REGIONAL	FAIR	GOOD	FAIR	Light industrial/warehousing/offices (B1/B8) Up to 30,000 sq.ft.	MEDIUM/HIGH. This site, formerly owned by William Davis, is now owned by County Council. It is on the market through APB in Leicester and parts are under offer.
E/003M/11 Land off Dingley Road, Great Bowden	12.4	30.6	LOCAL/REGIONAL	FAIR	FAIR	FAIR	Light industrial, warehousing and offices (B1/B8). Up to 25,000 sq.ft.	MEDIUM. Improvements are needed to Dingley Road to improve access to the site. There is some flood risk along the eastern boundary and on Dingley Road itself. The sites on either side are also part of this study. The site is potentially too large for the location.

SITE	SIZE		SOURCE OF DEMAND	ROAD COMMUNICATIONS	SITE ACCESS	PUBLIC TRANSPORT	APROPRIATE USE	OVERALL ATTRACTION AND COMMENTARY
	Ha	Acres						
E/004M/11 Land at Knights End Road, Great Bowden	10.6	26.2	LOCAL/REGIONAL	FAIR	FAIR	FAIR	Light industrial, warehousing and offices (B1/B8). Up to 25,000 sq.ft.	MEDIUM. A small area to the south-east corner is affected by flood risk but very little developable land is affected. However, the only possible access is through the Riverside Industrial estate. Two adjoining sites are also part of this study. The site is potentially too large for the location.
E/007M/11 East of Rockingham Road (Peaker Park) Market Harborough	1	2.5	LOCAL/REGIONAL/ NATIONAL	GOOD	GOOD	FAIR	B1 Offices or non B class use.	HIGH. Prominent main road position in established commercial area and suitable for a variety of uses.
E/006M/11 East of Northampton Road (Compass Point) Market Harborough	4.9	12.1	LOCAL/REGIONAL	GOOD	GOOD	FAIR	B1 – Offices or light industrial.	MEDIUM/HIGH. This is an existing employment site and anticipated to be an extension of Compass Point. Road communications are reasonable being located on the southern fringes of Market Harborough. The site infrastructure is partly in place.
E/010M/11 Land West of Rockingham Rd, Market Harborough	6.6	16.3	LOCAL/REGIONAL	GOOD (FLOODING)	GOOD	FAIR	Office/Light industrial/warehousing (B1/B8).	MEDIUM. This site has a long frontage to Rockingham Road and is a continuation of the commercial development on the west side of the road and opposite The Point. Access is currently from Dingley Road but

SITE	SIZE		SOURCE OF DEMAND	ROAD COMMUNICATIONS	SITE ACCESS	PUBLIC TRANSPORT	APROPRIATE USE	OVERALL ATTRACTION AND COMMENTARY
	Ha	Acres						
								this route is not able to sustain development of the site without significant highway improvements. There is also an issue with two thirds of the site being subject to flood risk. Mitigation measures could be expensive.
E/0110C/15 Shawell Quarry, Shawell	7.5	18.5	LOCAL/REGIONAL	FAIR/GOOD	GOOD	POOR	Light industrial or warehousing (B1/B8). Up to 25,000 sq. ft.	MEDIUM TO LOW. This site is part landfill and part silt lagoon which would impact significantly on development costs and the location would probably not warrant the additional outgoings. The site is also large for the location which is a little isolated.
E/0160C/15 Leicester Airfield, Stoughton	13.3	32.9	LOCAL	POOR	POOR/FAIR	POOR	Light industrial, warehousing and offices (B1/B8). Up to 5,000 sq.ft.	LOW. Although there is potential at the airfield for development, road access is poor with Gartree Road being generally unsuitable for a significant flow of large commercial vehicles. Small-scale office and/or workshop/storage schemes catering for local demand might be appropriate. The site is also too large for its location.
E/0210C/15 Land west of Airfield Farm,	37.9	93.7	LOCAL	POOR	POOR	POOR	Light industrial, warehousing and offices (B1/B8)	LOW. Access to the site is currently restricted although this may change when strategic

SITE	SIZE		SOURCE OF DEMAND	ROAD COMMUNICATIONS	SITE ACCESS	PUBLIC TRANSPORT	APROPRIATE USE	OVERALL ATTRACTION AND COMMENTARY
	Ha	Acres						
Market Harborough							Up to 30,000 sq.ft.	development of the area commences. It is a large site and current and short-term (0-5 years) future demand in this area is unlikely to warrant such a large-scale development. A smaller-scale proposal may be more appropriate.
E/015OC/15 Bruntingthorpe Ind. Estate Extension, Bruntingthorpe	13.3	32.9	LOCAL	POOR	POOR/FAIR	POOR	Light industrial/warehousing (B1/B8).	LOW. Bruntingthorpe Airfield lies in a remote rural location and caters for a range of unusual commercial activities and is a useful part of the employment accommodation and land provision in the District. Any intensification of use is likely to put undue pressure on local roads which are generally minor in nature. However the site can continue to fill a local gap for lower specification/cheaper accommodation.

- **Appendix 1 - Enquiry Schedule**

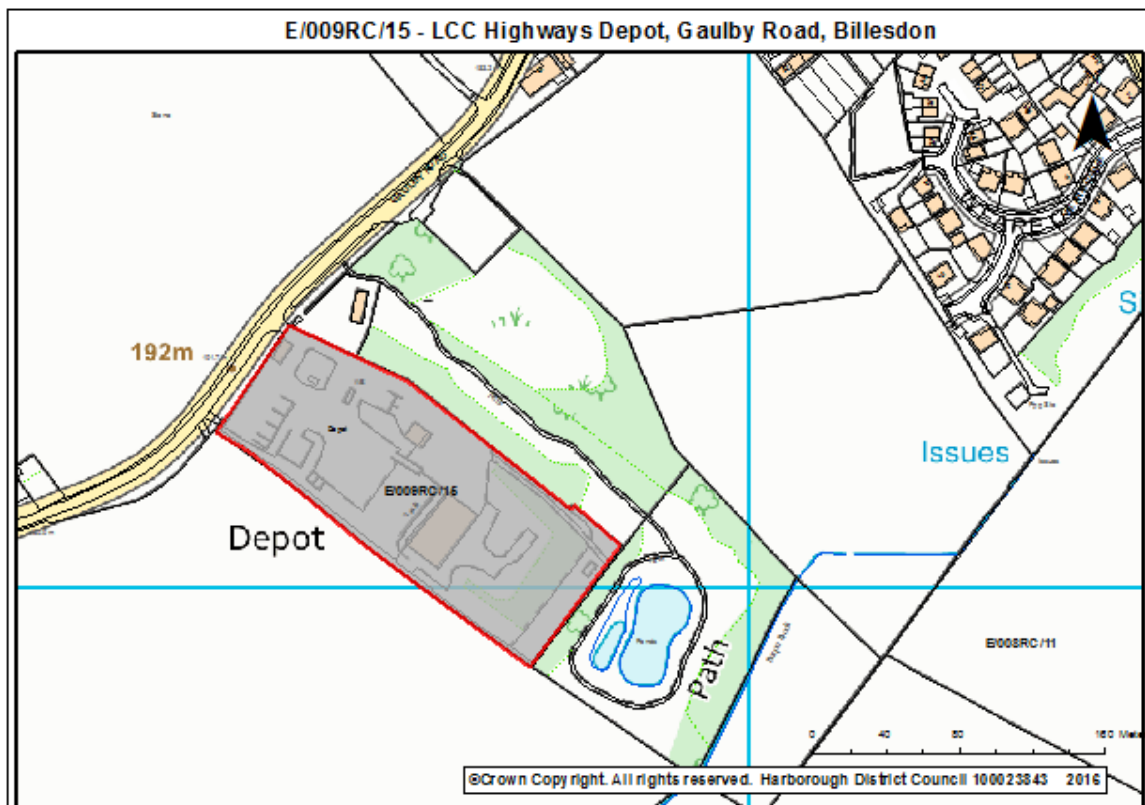
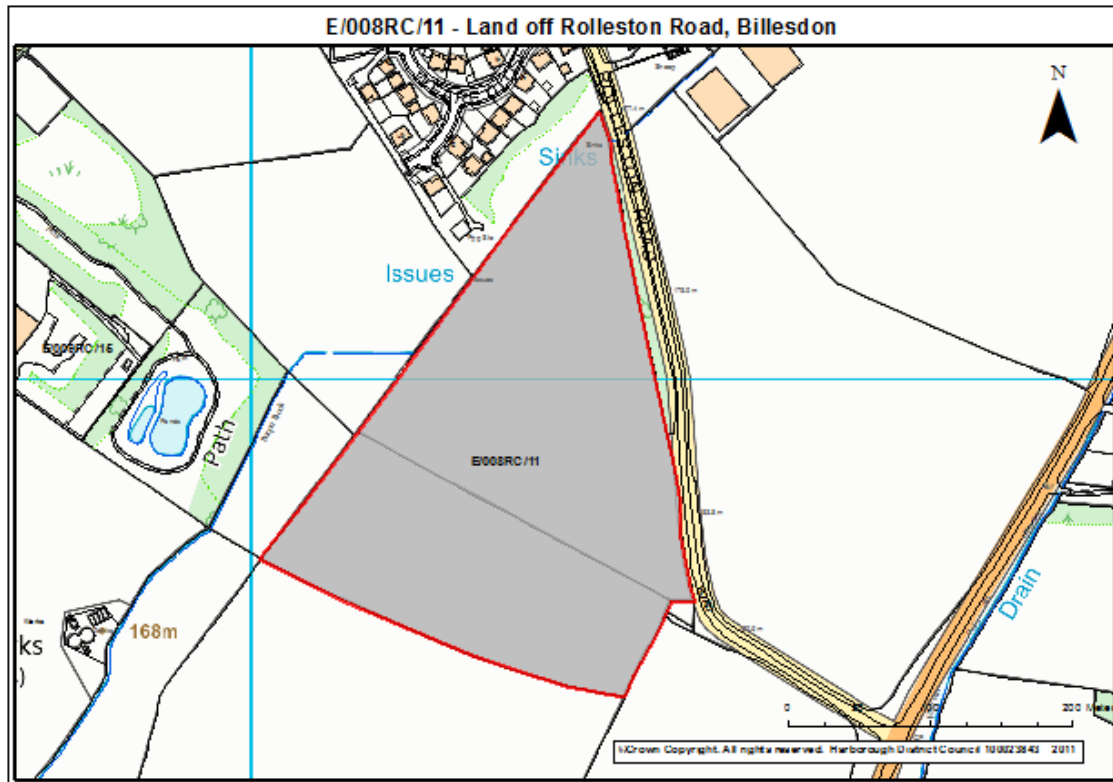
BUSINESS	PROPERTY TYPE	SEARCH AREA	TENURE	SIZE	MISC
Footwear	Offices	Leicester and South Leicestershire	Leasehold	0-1000 sq ft	Relocation from Cossington
Footwear	Warehouse and offices	Leicester and South Leicestershire	Leasehold	1001- 2500 sq ft	Relocation from Cossington
Consultancy	Offices	Market Harborough	Leasehold	0-1000 sq ft	Town centre preferred
Not known	Offices	Leicestershire	Leasehold or Freehold	10000-15000 sq ft	Business parks only
Consultancy	Offices	Within 10 miles of Market Harborough	Leasehold	0-1000 sq ft	Currently at Innovation Centre
Machine Tools	Offices	South Leicestershire	Freehold	1001-2500 sq ft	
Civil Engineers	Offices	Oadby to Market Harborough/A6 corridor/SE Leics	Leasehold	0-1000 sq ft	
Care	Offices	Market Harborough area	Leasehold	1001-2500 sq ft	8-10 people initially
Consultancy	Offices	Market Harborough and surrounding villages	Leasehold	0-1000 sq ft	
Construction	Offices plus storage	South Leicestershire	Leasehold	0-1000 sq ft	
Construction	Offices plus storage	South Leicestershire	Freehold	1001-2500	Same company as previous entry
IT	Offices	W and SW Leics	Leasehold	1001-2500 sq ft	
Consultancy	Offices	Leicestershire	Leasehold	0-1000 sq ft	
Recruitment	Offices	Market Harborough area	Leasehold	0-1000 sq ft	
Soft Play	Industrial or warehouse	South Leicestershire	Leasehold	5001-10000 sq ft	Industrial building for alternative use

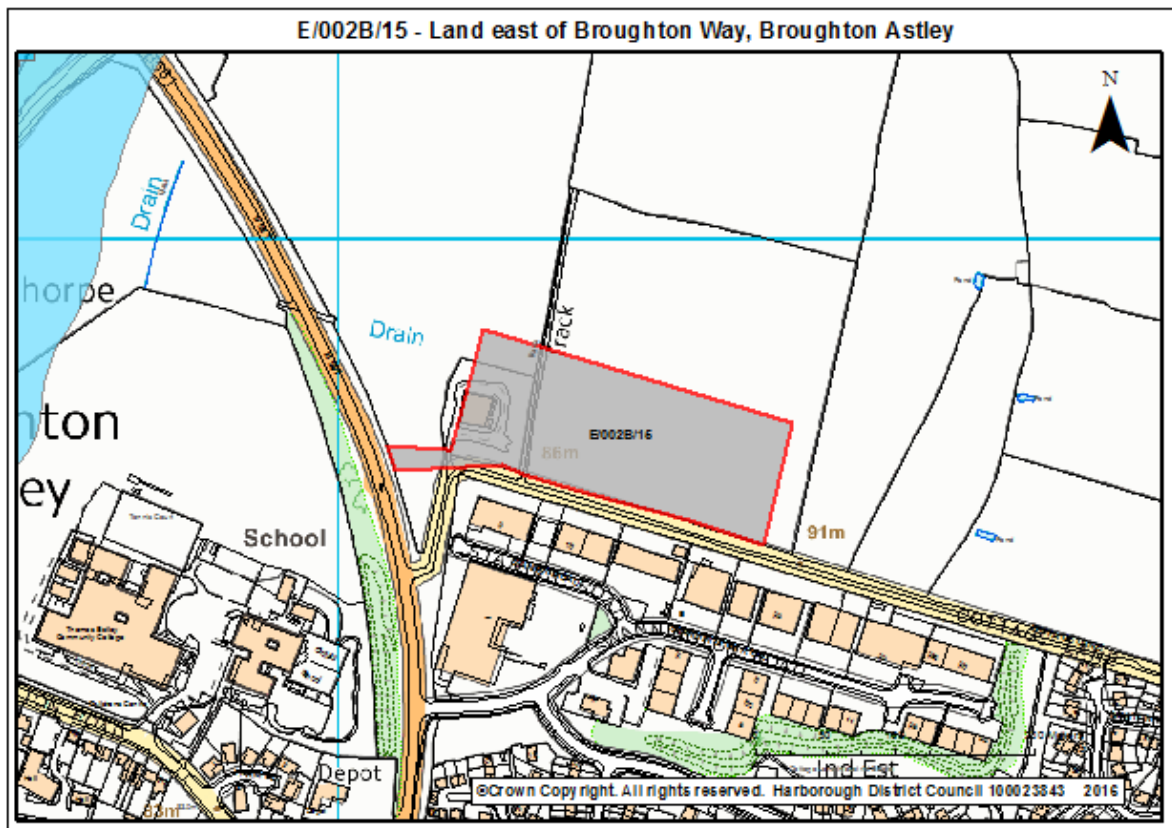
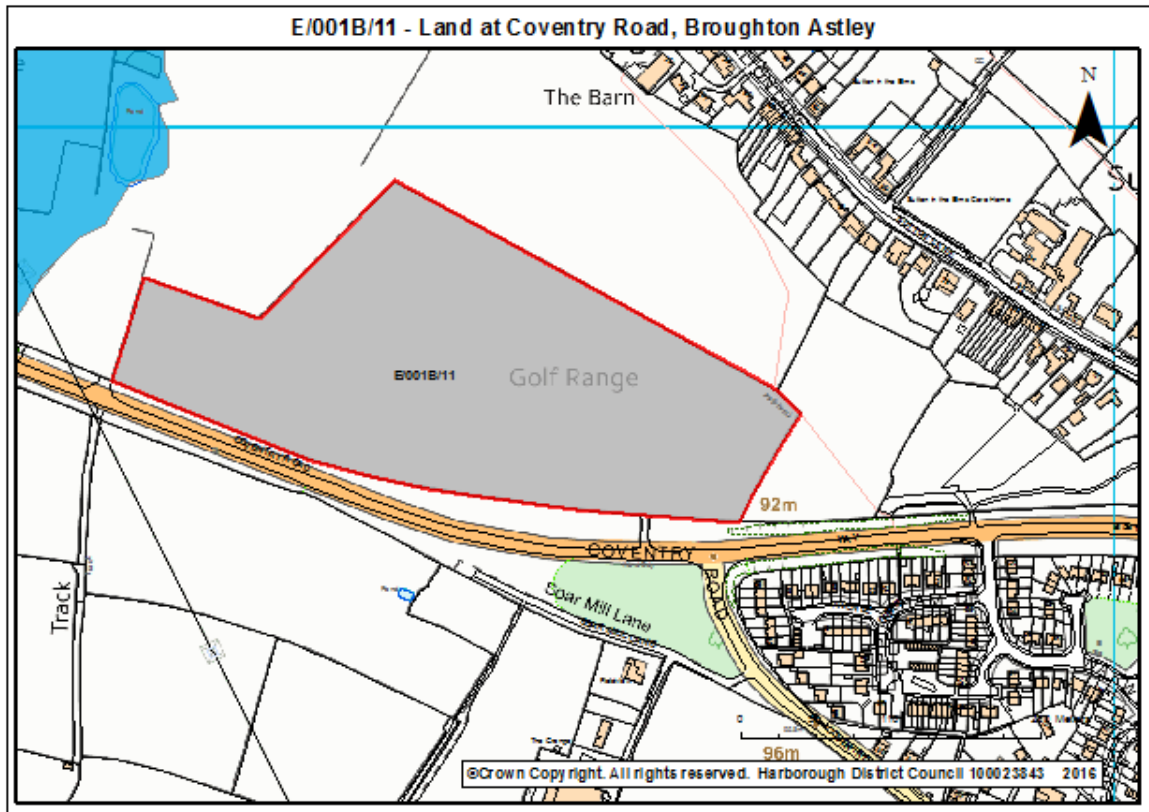
BUSINESS	PROPERTY TYPE	SEARCH AREA	TENURE	SIZE	MISC
Vehicle Repairs	Industrial	Within 5 miles of Leicester	Leasehold	2501-5000 sq ft	
Not Known	Industrial and offices	Within 7 miles of Market Harborough	Freehold or Leasehold	5001-10000 sq ft	3000 sq ft of offices and 6000 sq ft of industrial. Can be 2 buildings
Kitchen Manufacture	Industrial	Leicester area	Leasehold	1001-2500 sq ft	
Printing	Industrial	Leicester area	Freehold or Leasehold	5001-25000 sq ft	
Not Known	Industrial	Leicester area	Leasehold	5001-10000 sq ft	£30,000 per annum budget
Building Material Reclaim	Industrial	Market Harborough area	Leasehold	0-1000 sq ft	
Entertainment Industry	Industrial	South Leicestershire	Leasehold	1001-5000 sq ft	Remote location required - noise
Brewing	Industrial	Market Harborough area	Leasehold	1001-2500 sq ft	Currently in Tur Langton - expansion
Manufacturing	Industrial	Leicestershire	Freehold	5001-10000 sq ft	
Manufacturing	Industrial	Leicestershire	Freehold	1001-5000 sq ft	Same applicant as previous entry
Vehicle Repairs – Classic Cars	Industrial	Leicestershire	Freehold	1001-5000 sq ft	
Building Materials – ceramic tiles	Industrial	Market Harborough area	Freehold	5001-10000 sq ft	
Not Known	Warehouse	Leicestershire	Freehold or Leasehold	5001-10000 sq ft	
Catering	Warehouse	Within 10 miles of Leicester	Leasehold	1001-2500 sq ft	Occupation by April 2017

BUSINESS	PROPERTY TYPE	SEARCH AREA	TENURE	SIZE	MISC
Tools and Hardware	Warehouse/Trade Counter	Lutterworth	Leasehold	5001-10000 sq ft	
Logistics	Warehouse	S and SW Leics	Freehold	5001-10000 sq ft	
Cash and Carry	Warehouse	10-15 mile radius of Leicester	Leasehold	2501-5000 sq ft	
Storage and Distribution	Warehouse	Leicestershire	Leasehold	2501-5000 sq ft	Yard required
Not Known	Warehouse	South Leicestershire and Northants	Freehold or Leasehold	1001-2500 sq ft	Some workshop space needed
Storage and Distribution	Warehouse	Leicestershire	Leasehold	10001-15000 sq ft	Currently in Leicester and needs larger property
Fashion	Warehouse	Leicestershire	Freehold or Leasehold	10001-15000 sq ft	Company expansion
Healthcare	Offices	Leicester area	Leasehold	1001-2500 sq ft	Expansion
Not known	Offices	Rural Location	Rent	1001-2500 sq ft	
Not known	Offices	Rural – Market Harborough area	Rent	0-1000 sq ft	Meeting rooms
Sales and Marketing	Offices	East Midlands	Buy	5001-10000 sq ft	
Not known	Offices	Market Harborough area	Rent	0-1000 sq ft	
Social Care and Education	Offices	Wigston – Sth Leics	Freehold or Leasehold	2501-5000 sq ft	
Photography	Offices	Market Harborough area	Leasehold	0-1000 sq ft	
Textiles	Industrial	Leicestershire	Freehold	10001-15000	In Leicester – wants to expand

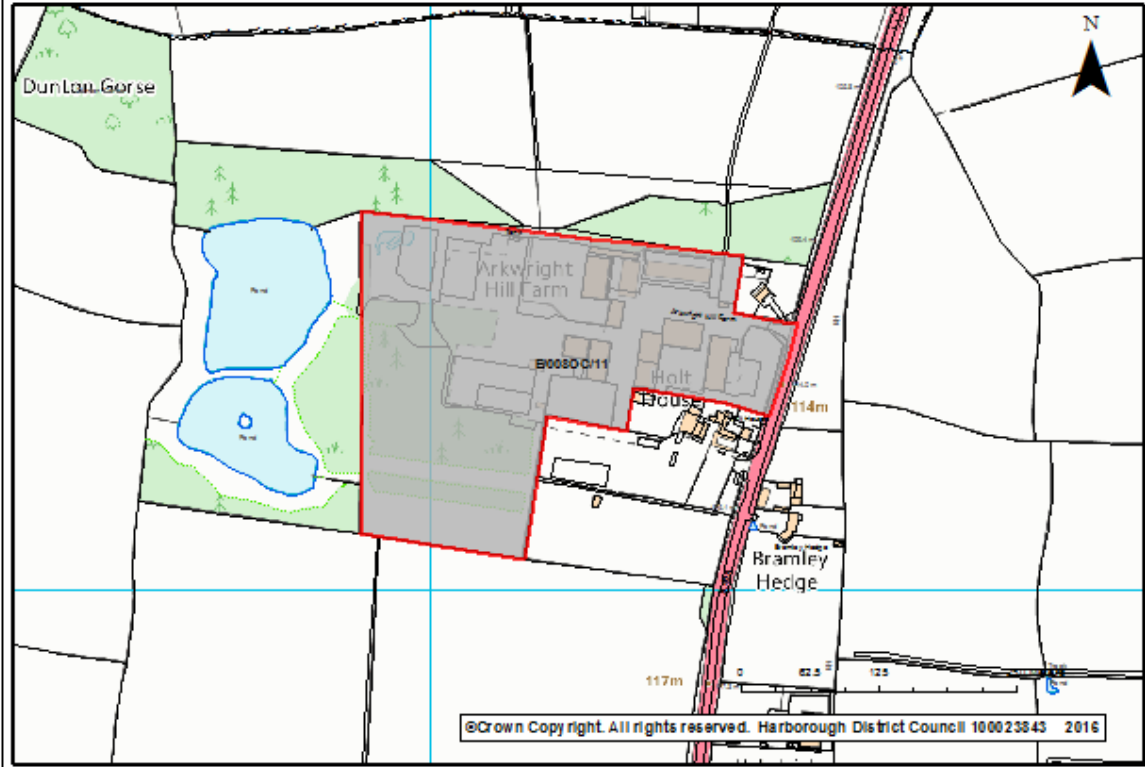
BUSINESS	PROPERTY TYPE	SEARCH AREA	TENURE	SIZE	MISC
Not known	Industrial	Leicestershire	Freehold	2501-5000 sq ft	
Woodworking	Industrial	Leicestershire	Freehold or Leasehold	5001-10000 sq ft	Relocation
Light Fittings Assembly	Industrial	10 mile radius of Lutterworth	Rent	0-1000 sq ft	
Signage Manufacture	Industrial	Easy reach of Leicester	Freehold	25001 sq ft and above	Currently in Leicester
Manufacturing	Industrial	South Leicestershire	Freehold	10001-15000 sq ft	
Fashion	Industrial	Market Harborough area	Leasehold	0-1000 sq ft	
Light Engineering	Industrial	Market Harborough Desborough Corby	Freehold or Leasehold	1001-2500 sq ft	
Humanitarian	Warehouse	Within 3-4 miles of Market Harborough	Freehold or Leasehold	2501-5000 sq ft	
Property Services	Warehouse	Leicestershire	Freehold	1001-2500 sq ft	
Classic Car Storage	Warehouse	Market Harborough Kibworth Uppingham	Freehold or Leasehold	1001-2500 sq ft	
Internet Sales	Warehouse	Leicester area	Freehold	1001-2500 sq ft	
Not Known	Warehouse	Leicester area	Leasehold	5001-10000 sq ft	

- **Appendix 2 – Site Maps**

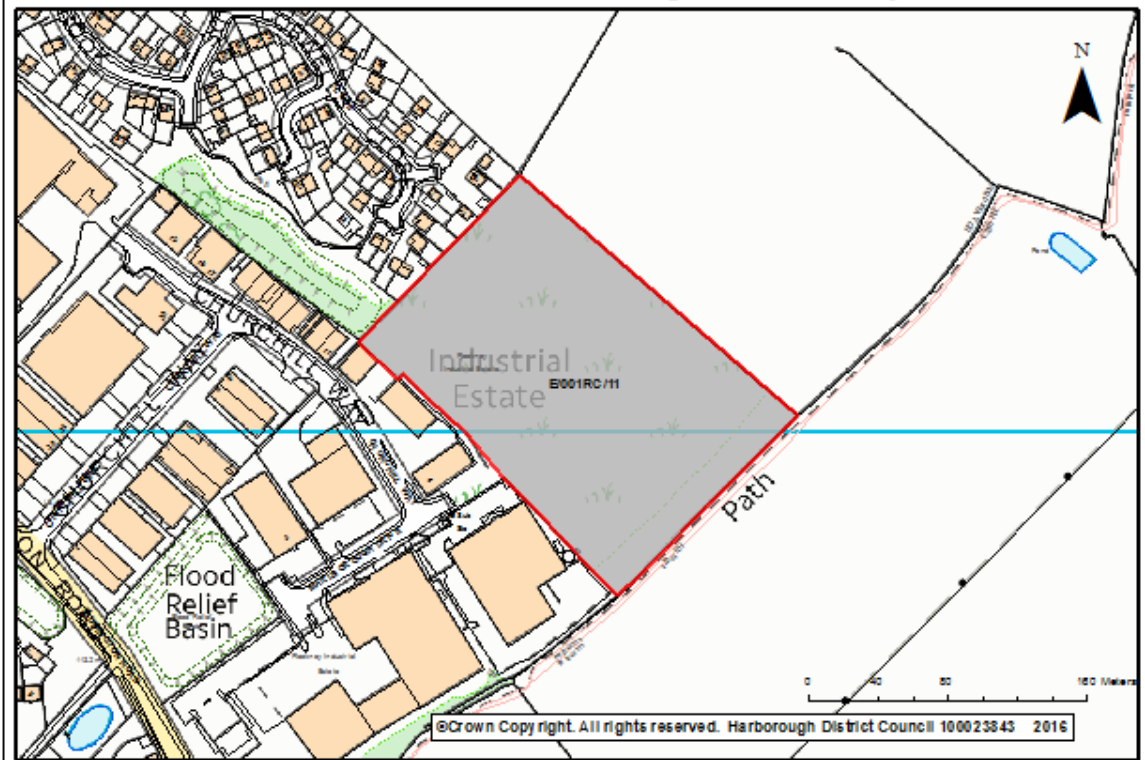


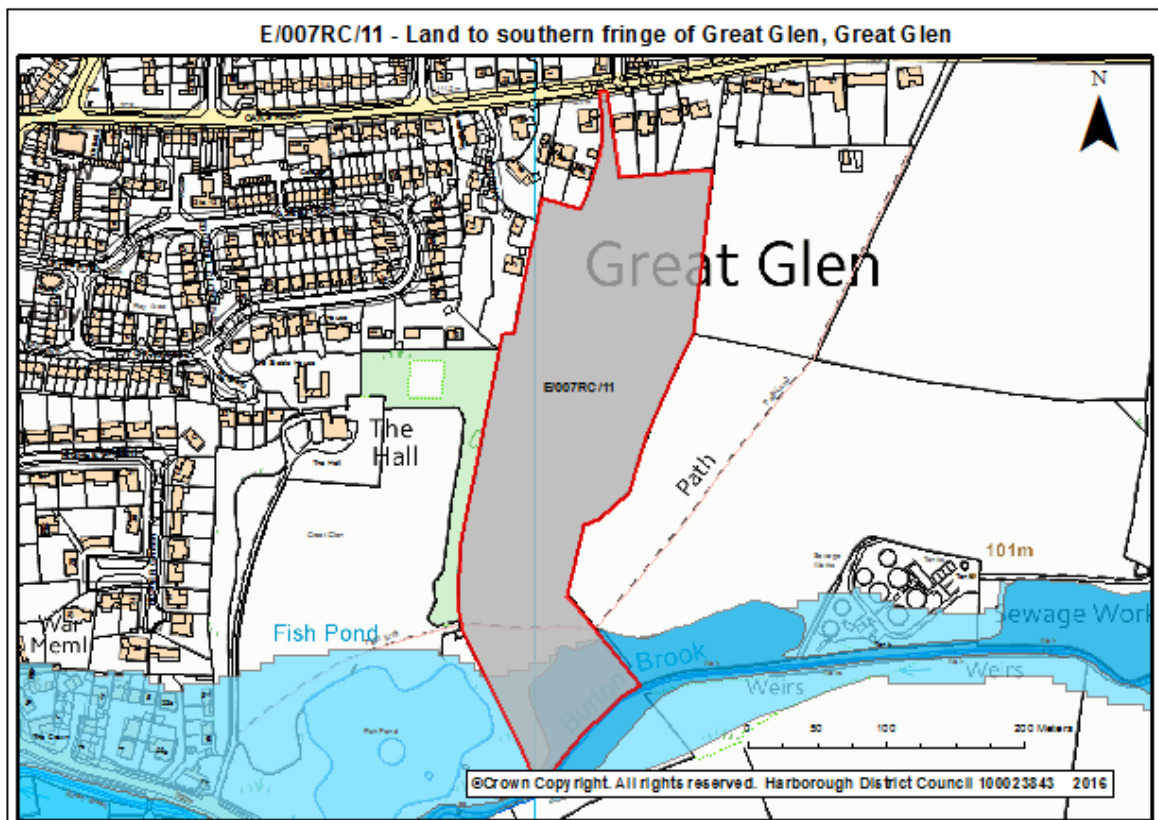
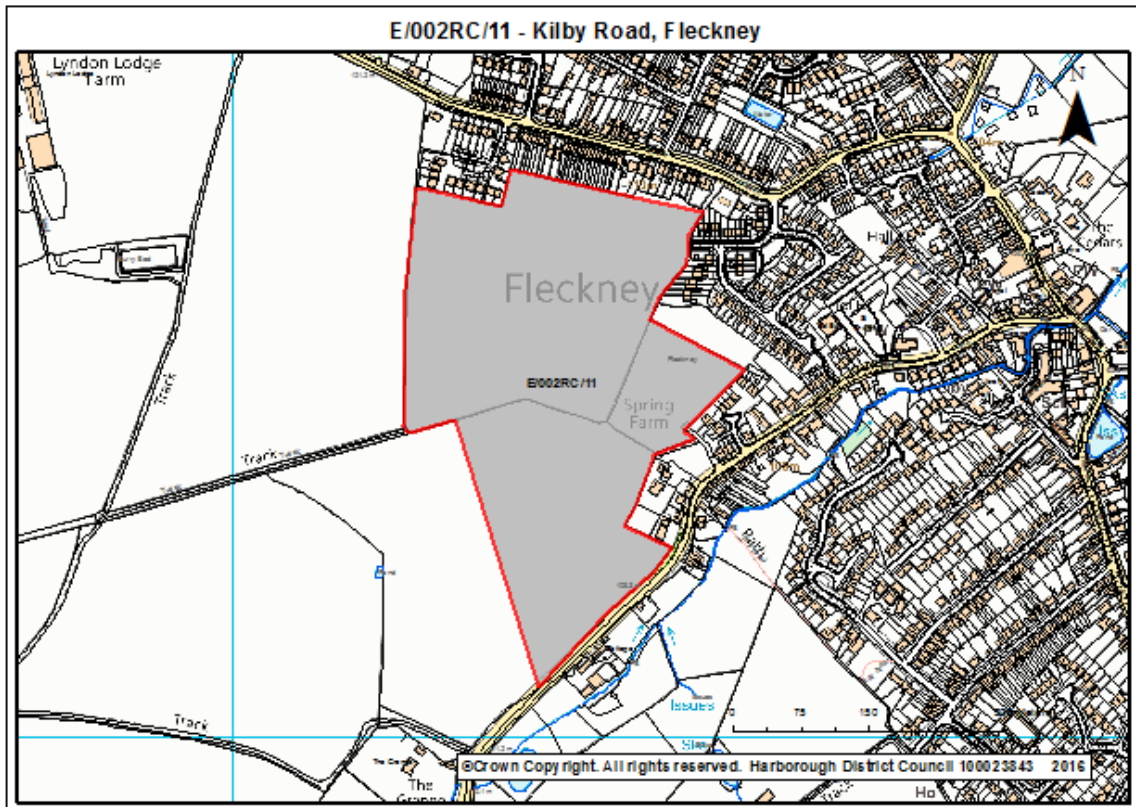


E/0080C/11 - Arkwright Hill Farm Industrial Estate, Dunton Bassett

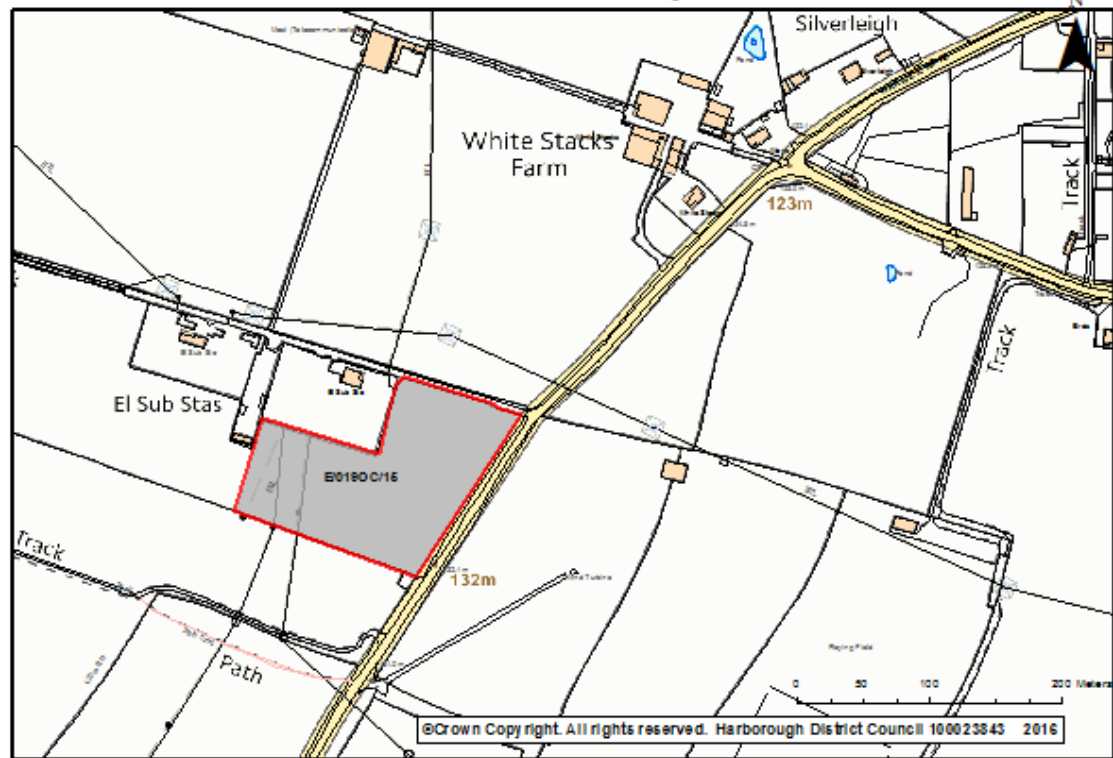


E/001RC/11 - Land off Marlborough Drive, Fleckney

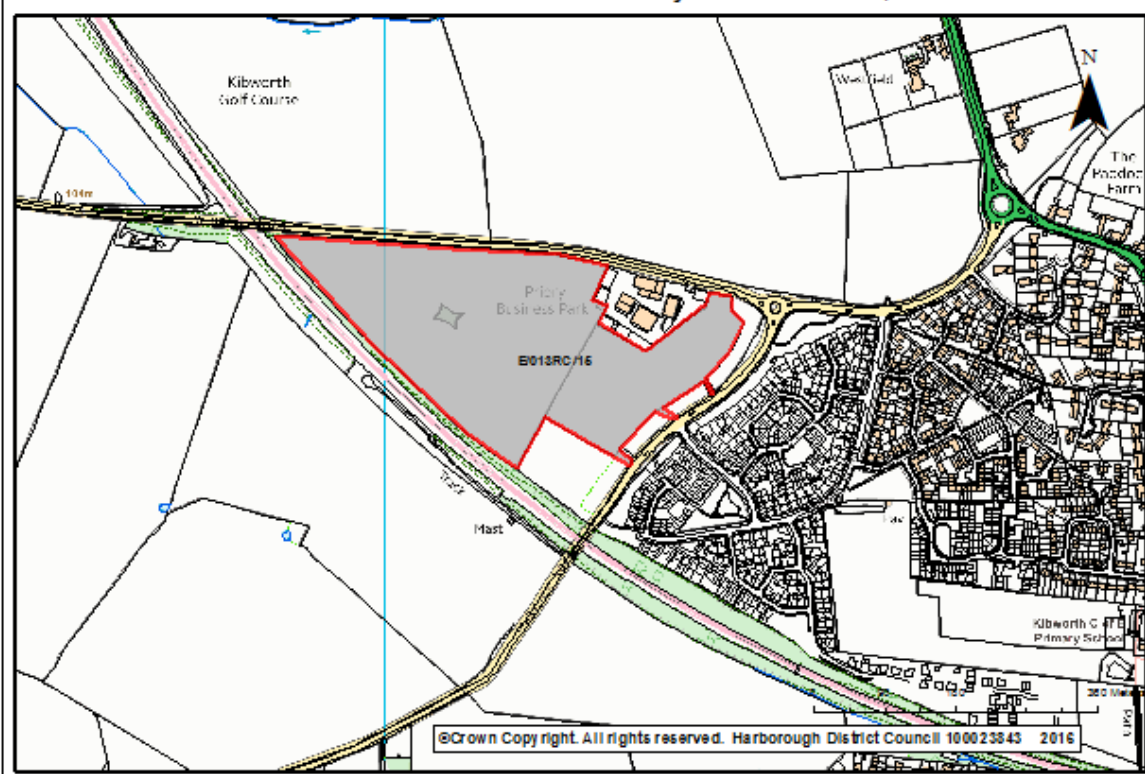




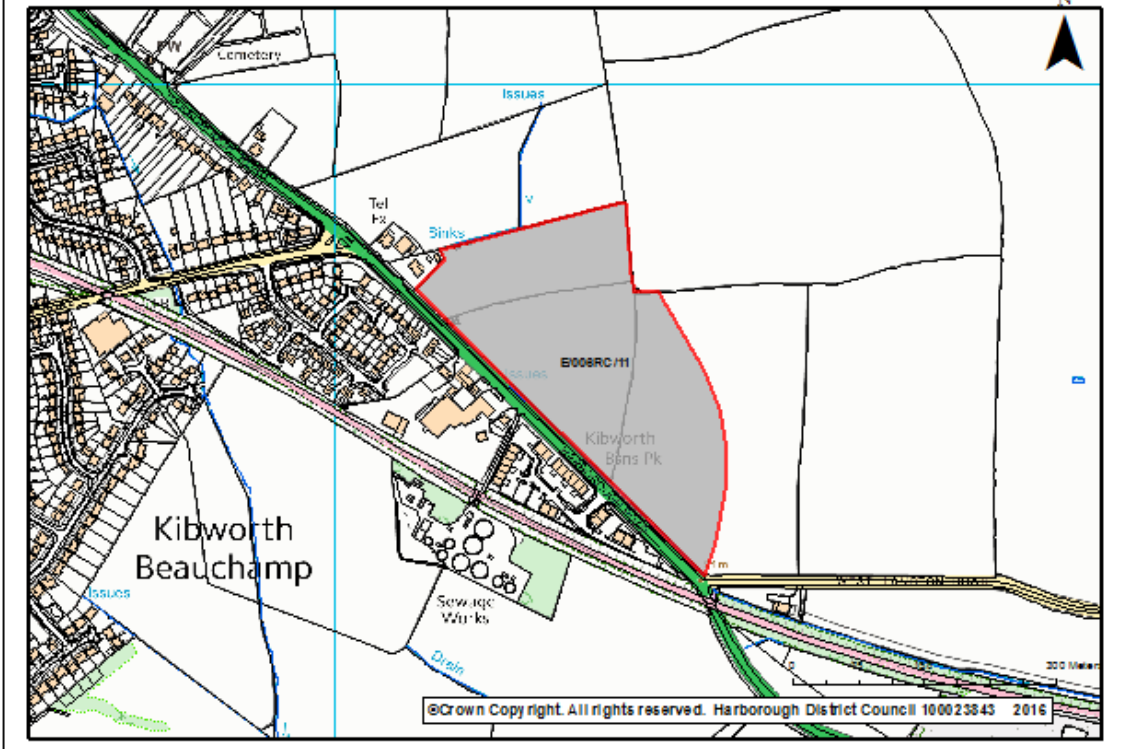
E/0190C/15 - Land off Fleckney Road, Kibworth



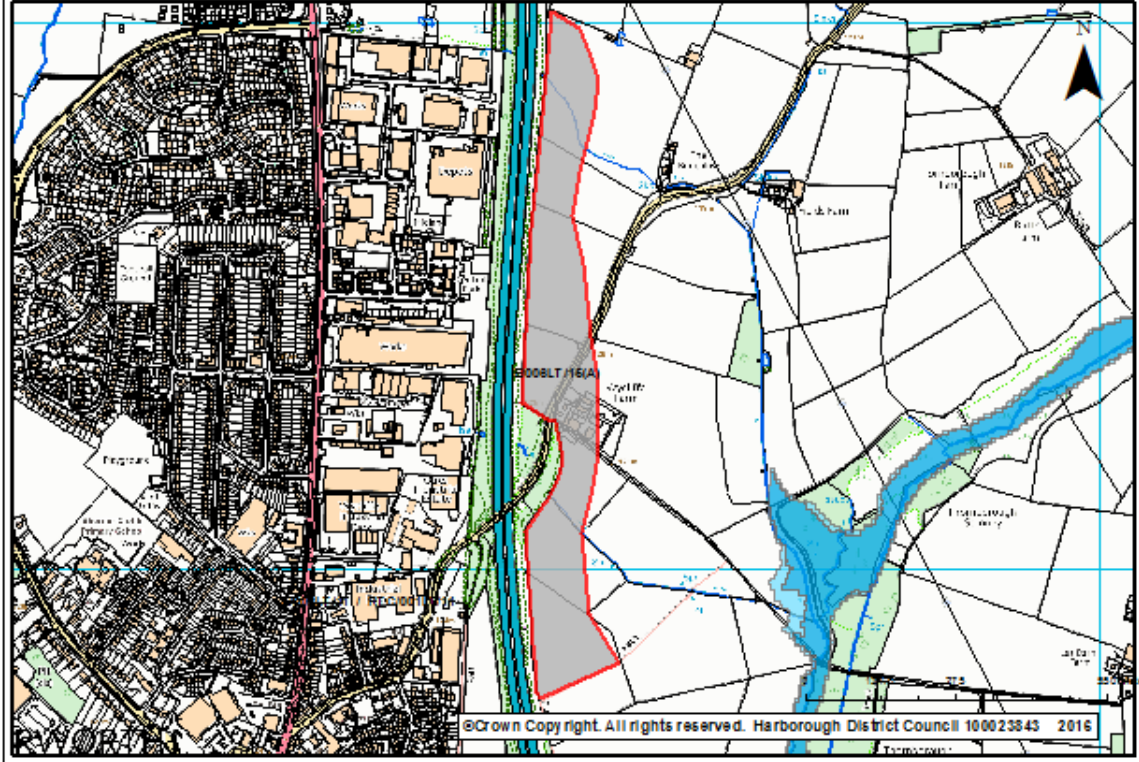
E/013RC/15 - Land to south and west of Priory Business Park, Kibworth



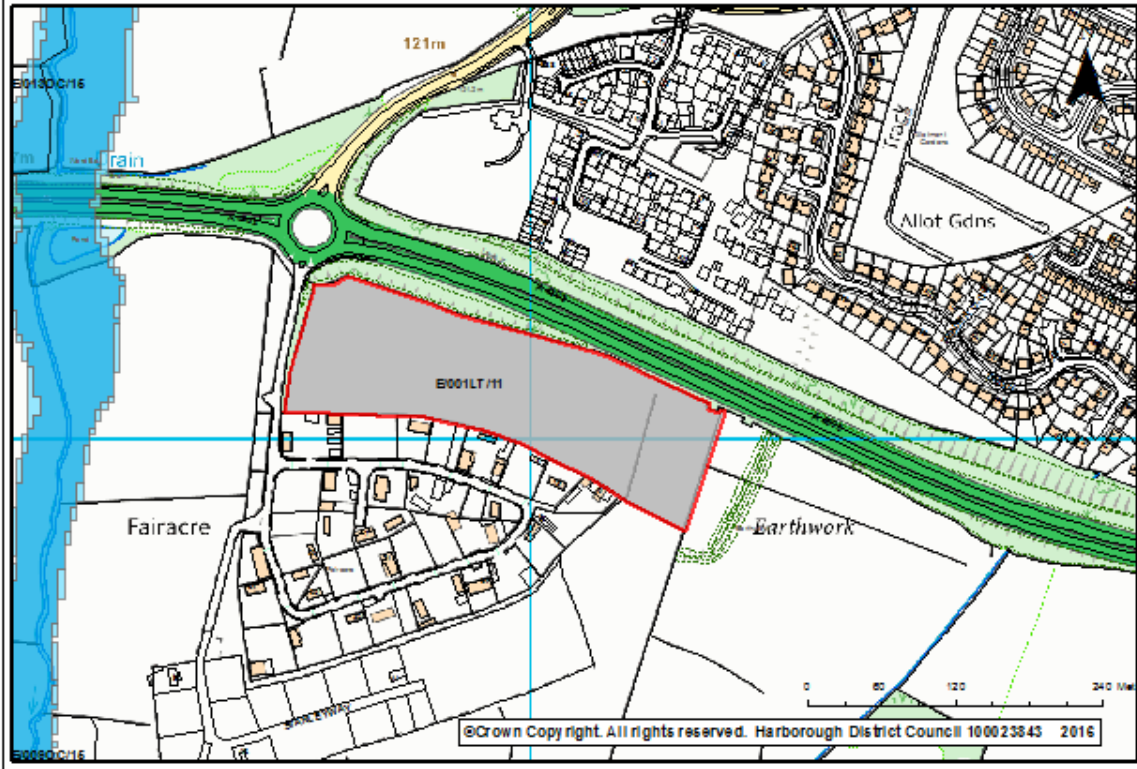
E/006RC/11 - Land east of Harborough Road, Kibworth



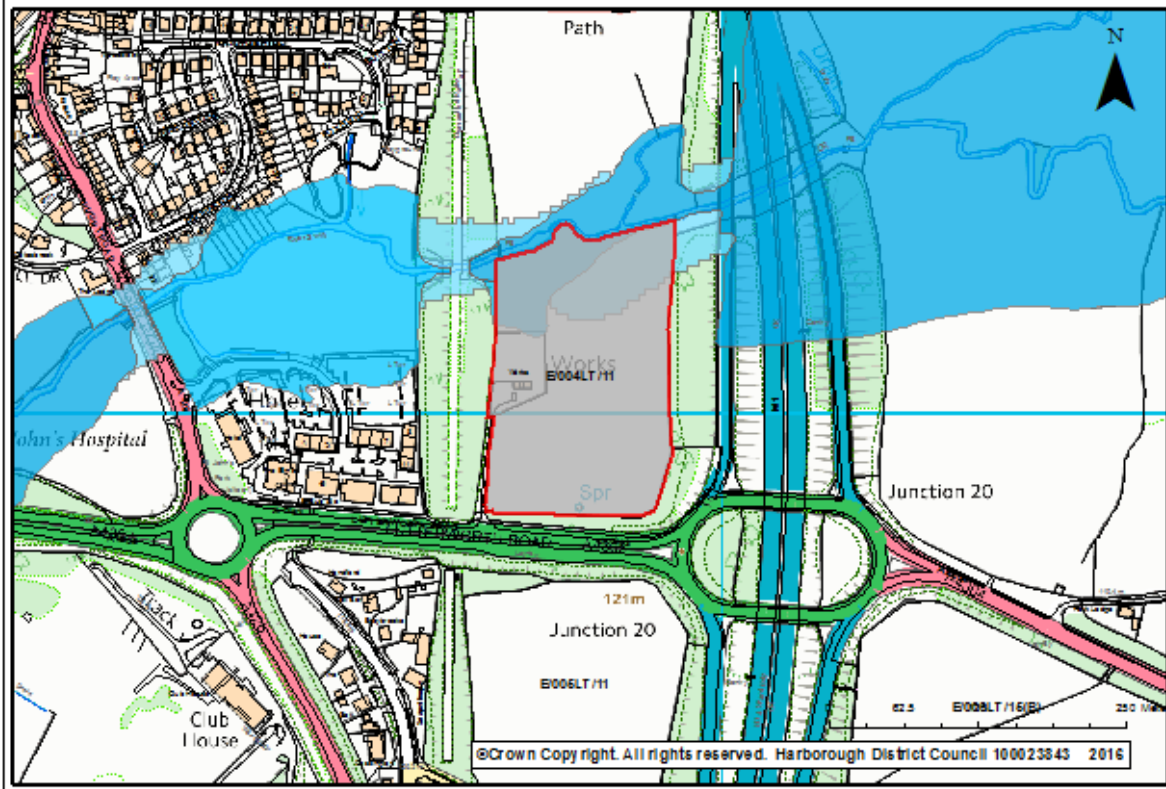
E/006LT/15(A) - East of Lutterworth SDA: Land adjacent to M1, Lutterworth

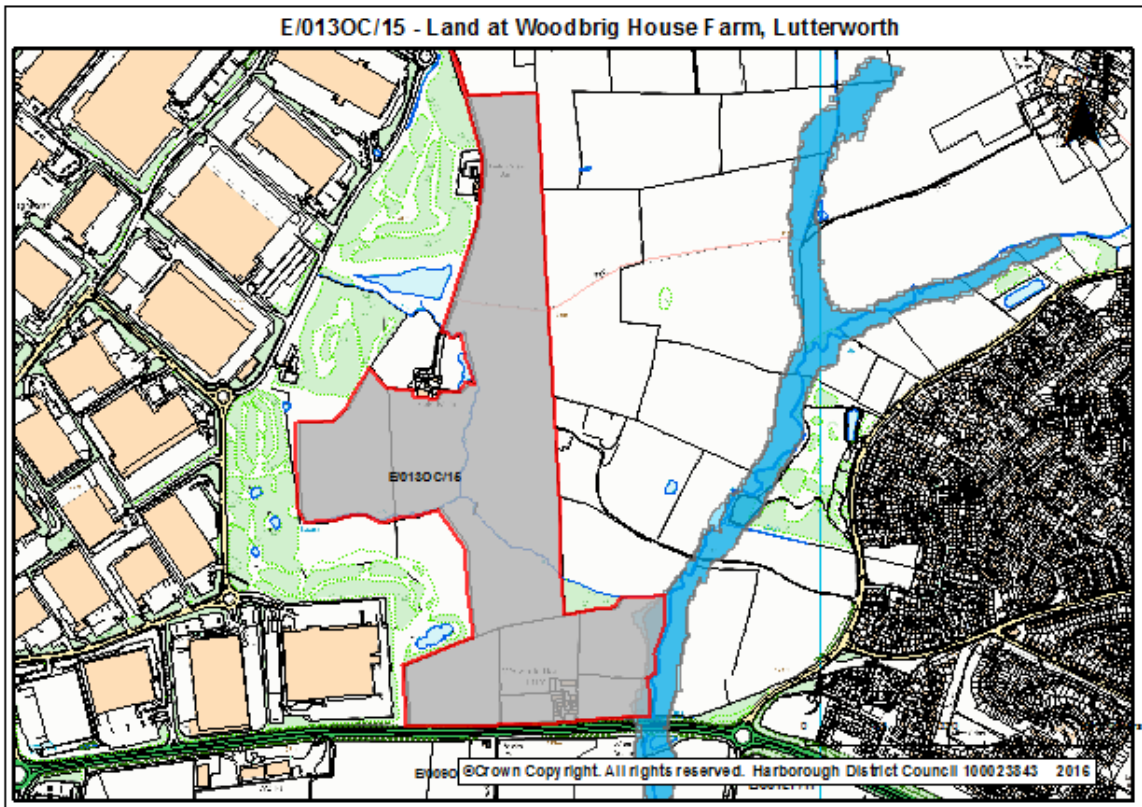
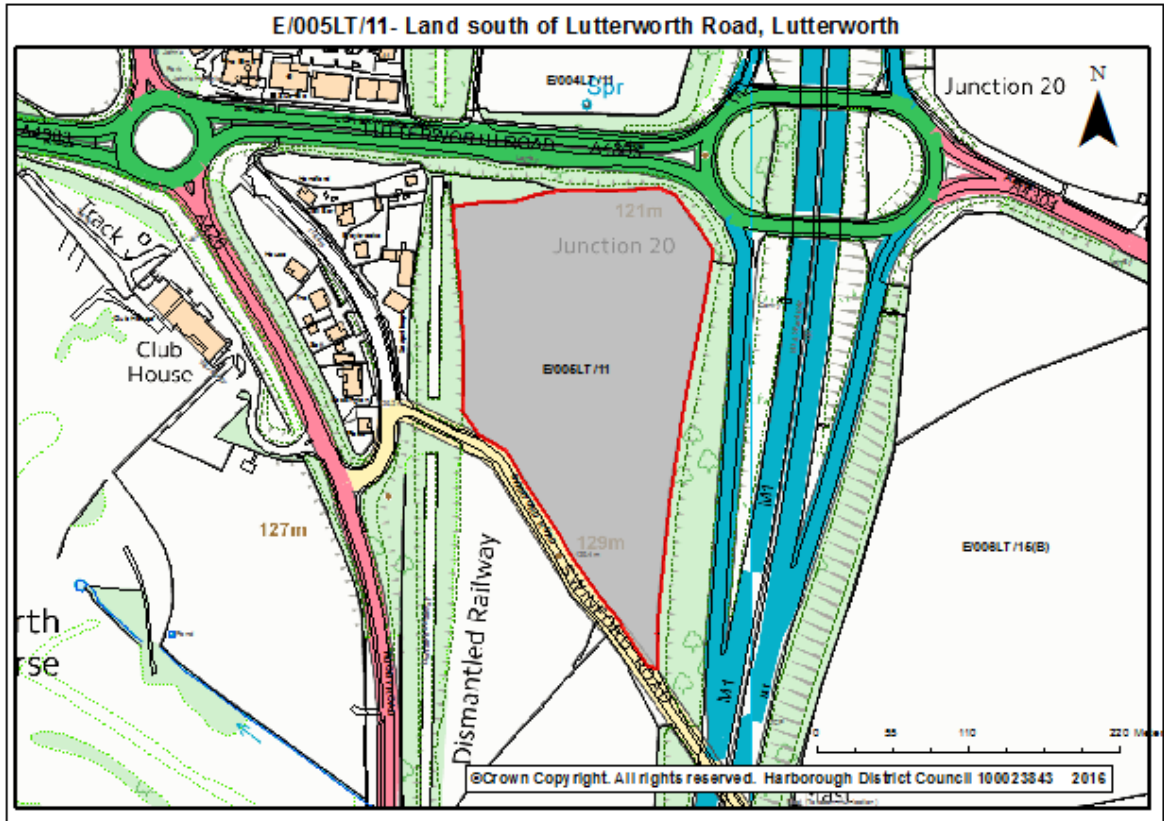


E/001LT/11- Land south of Lutterworth Road/Coventry Road, Lutterworth

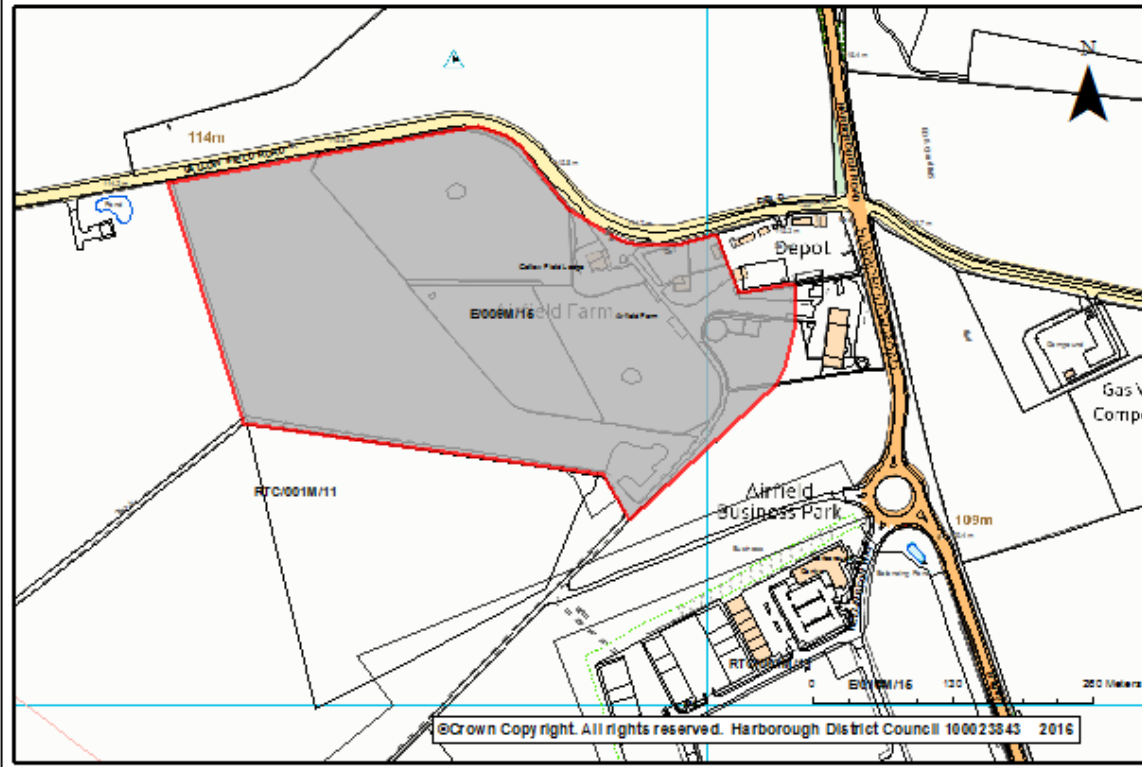


E/004LT/11- Land north of Lutterworth Road, Lutterworth

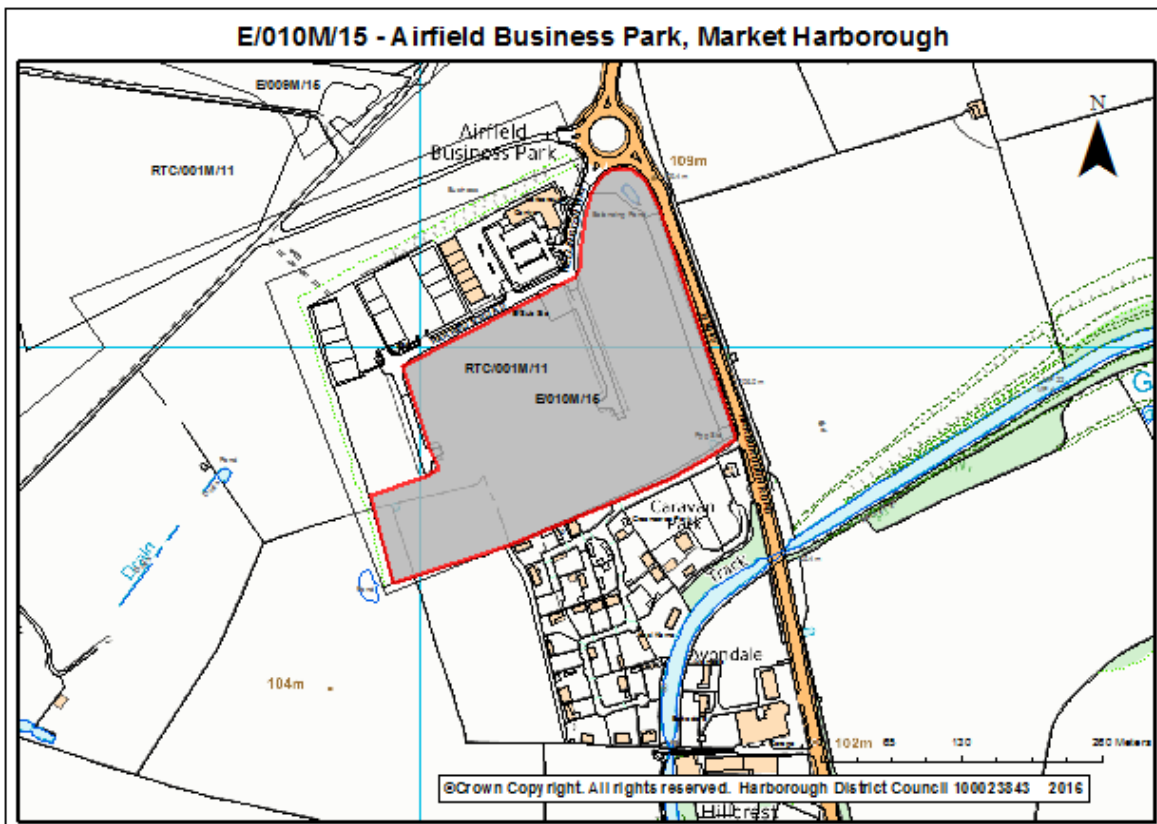




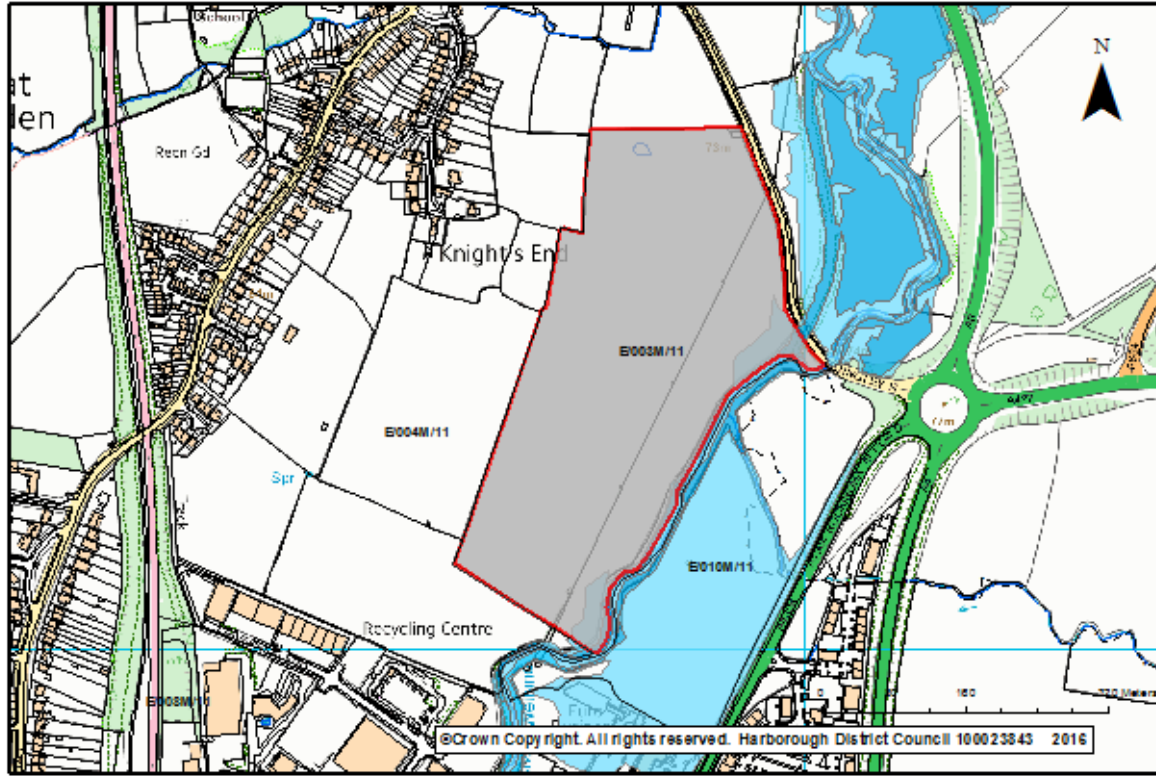
E/009M/15 - Airfield Farm, Market Harborough



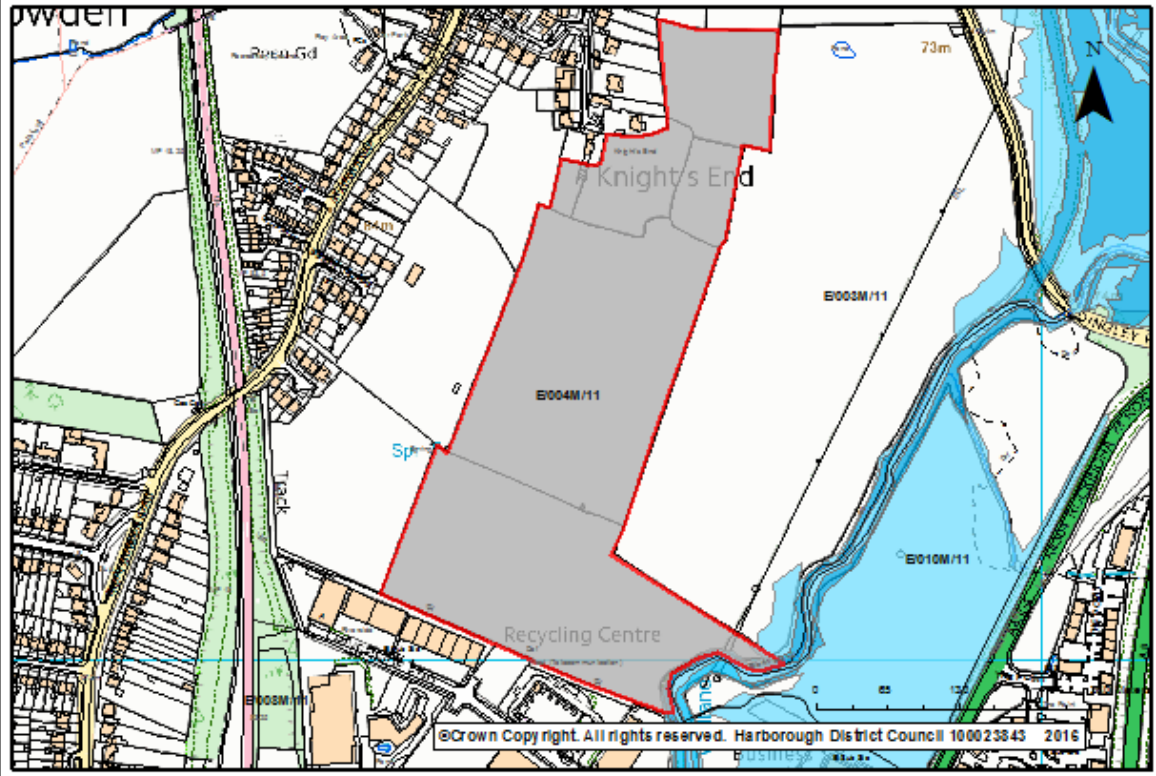
E/010M/15 - Airfield Business Park, Market Harborough



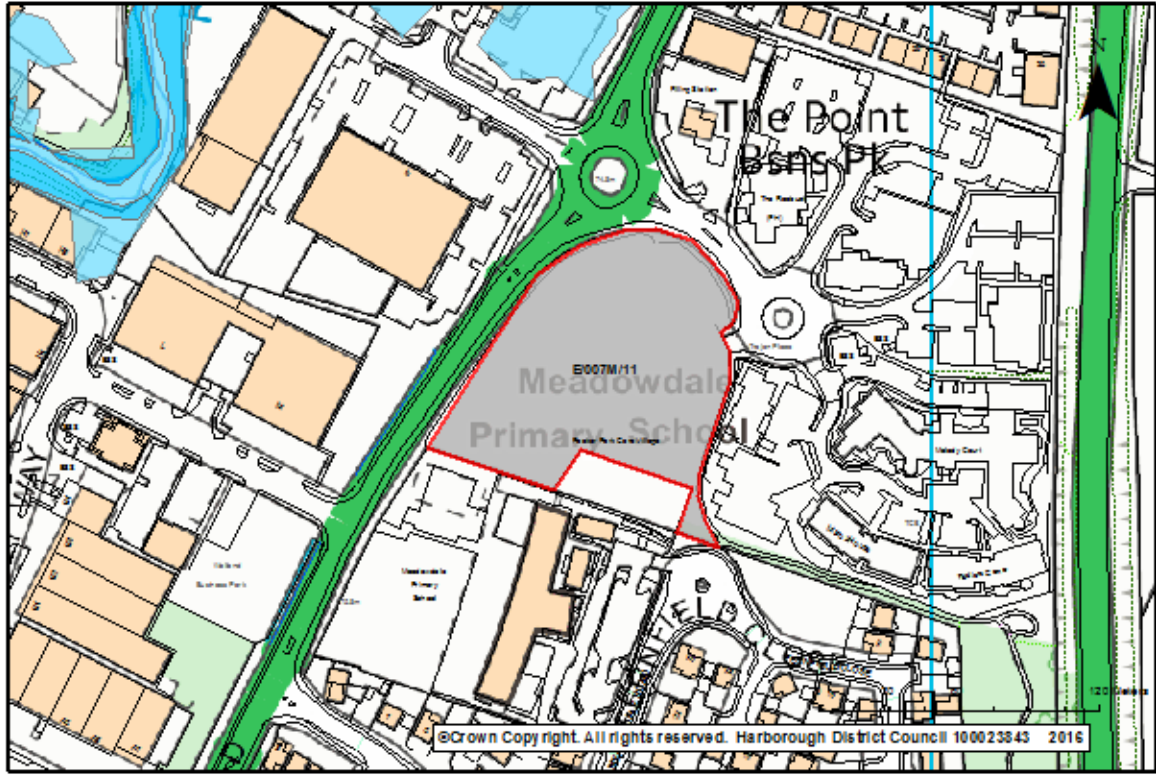
E/003M/11 - Land off Dingley Road, Market Harbourh



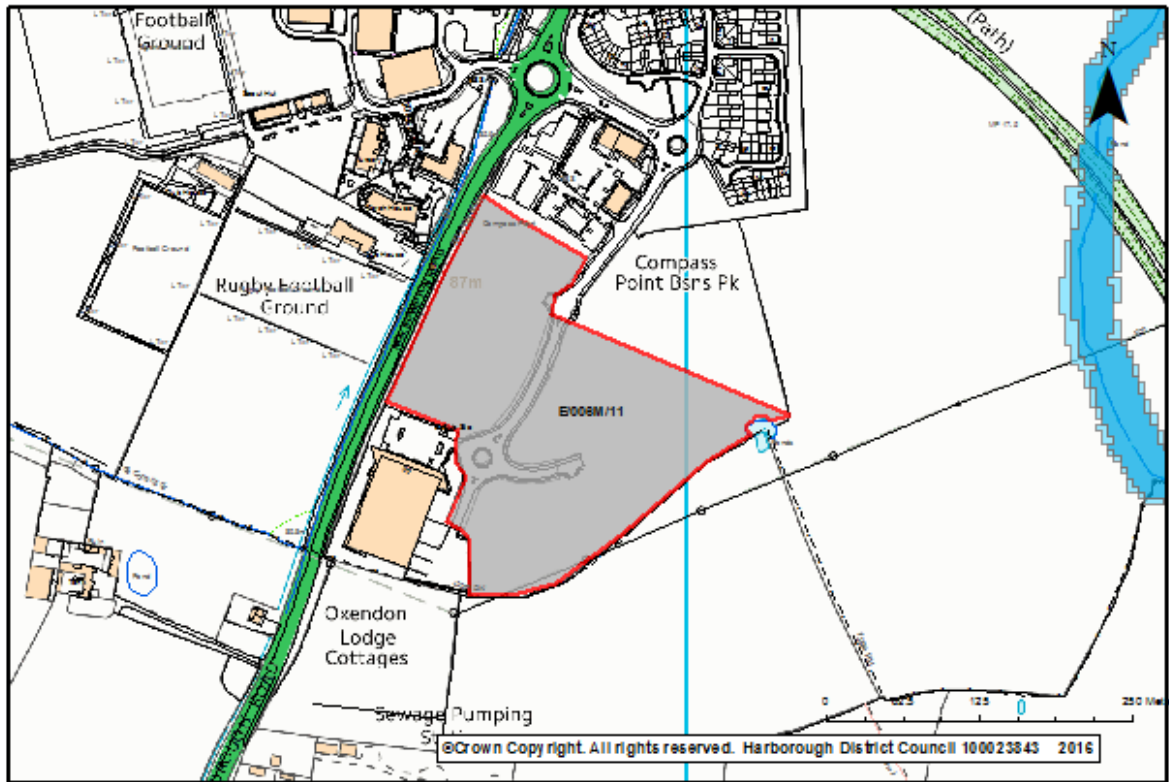
E/004M/11 - Land at Knights' End Road, Market Harbourh



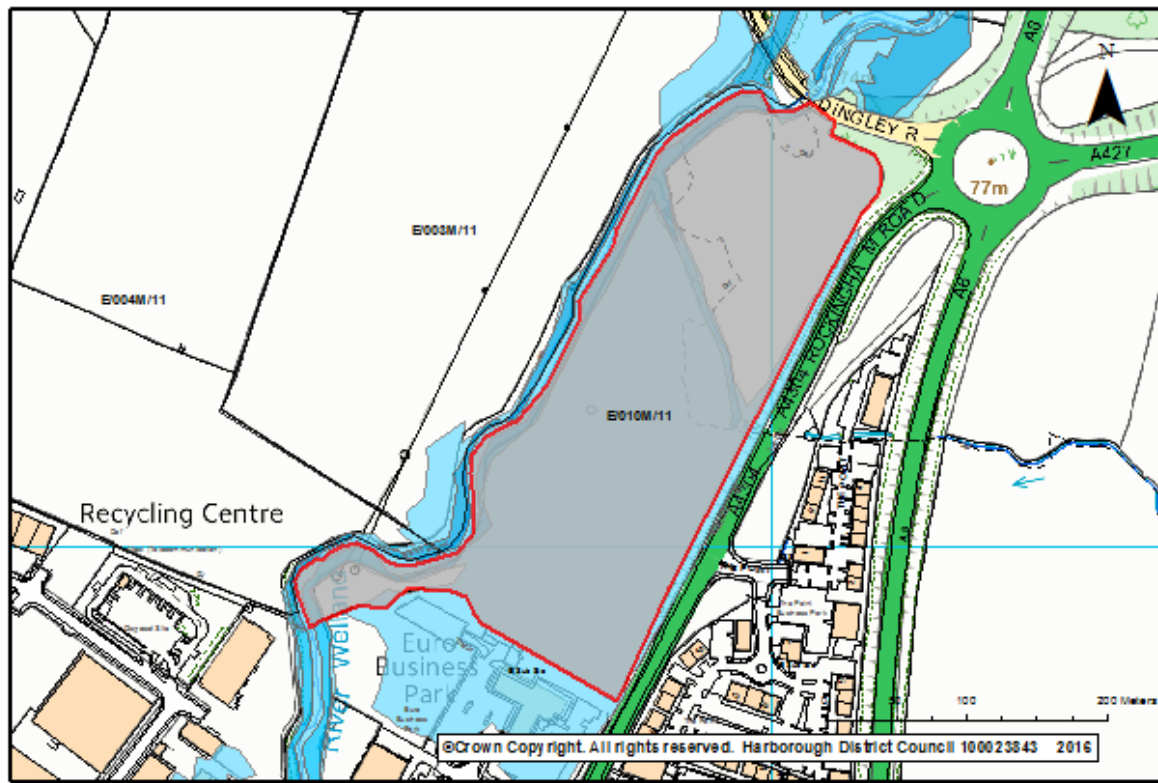
E/007M/11 - East of Rockingham Road (Peaker Park), Market Harborough



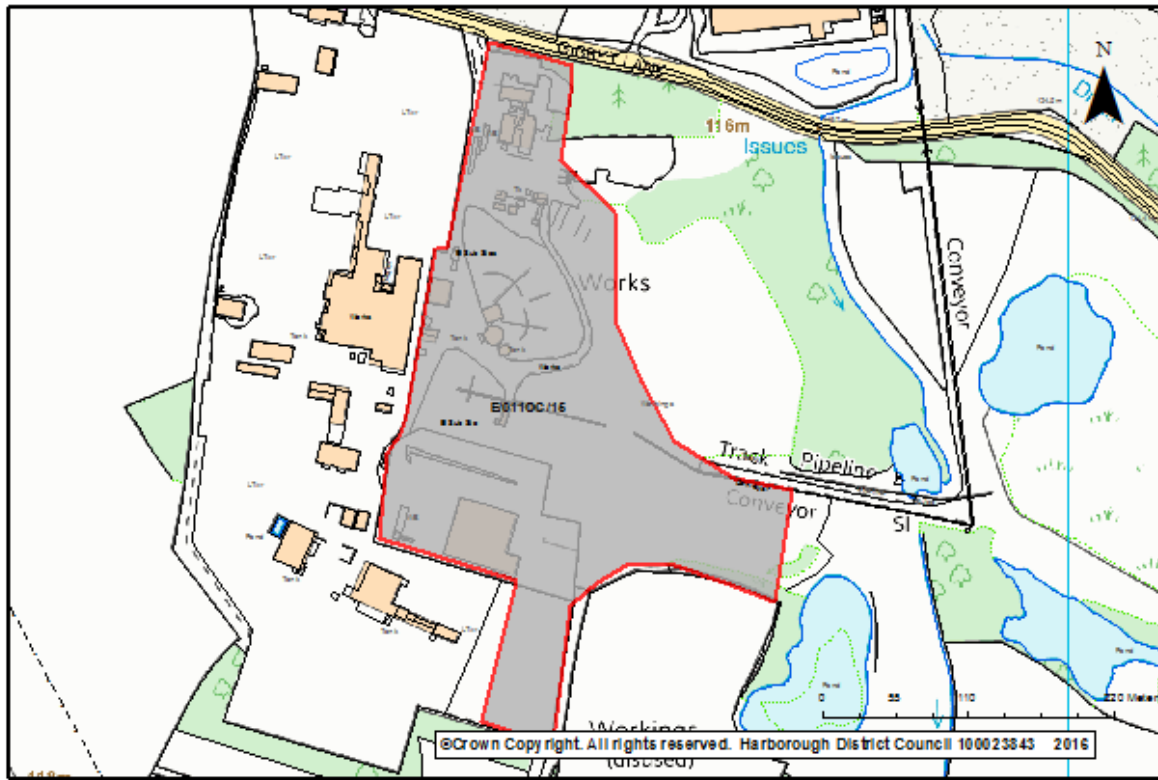
E/006M/11 - East of Northampton Road (Compass Point), Market Harborough



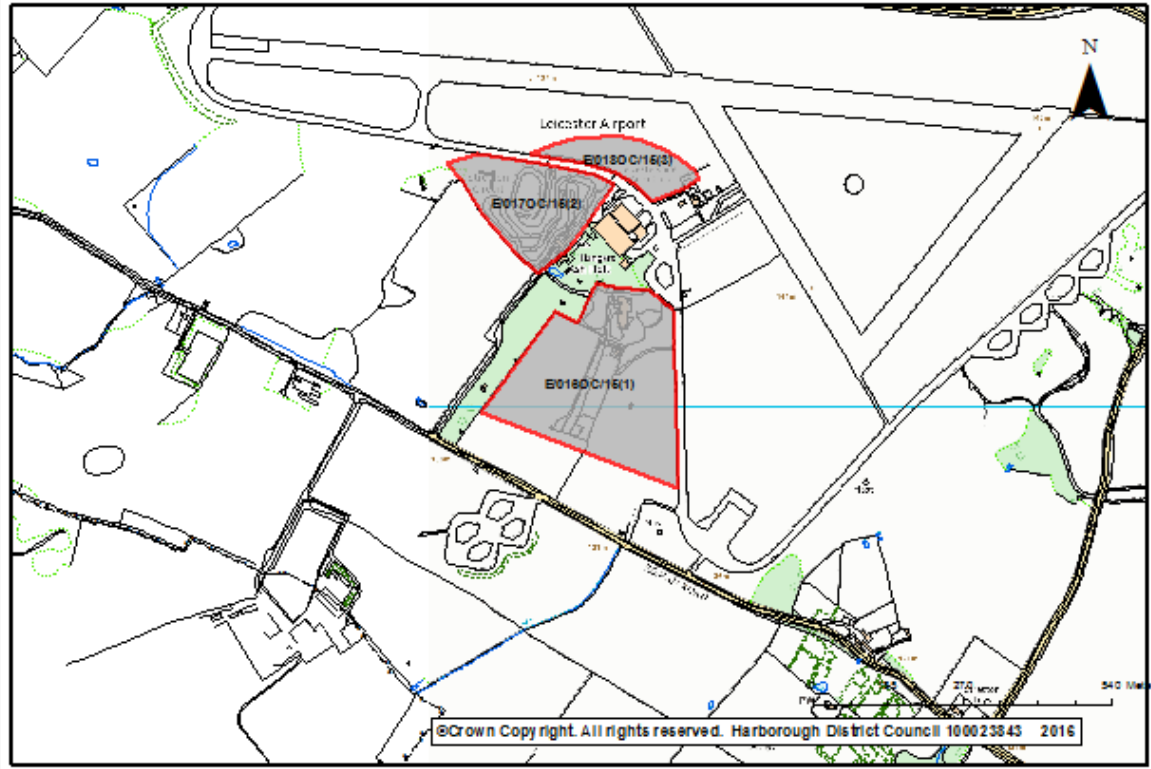
E/010M/11 - Land west of Rockingham Road, Market Harborough



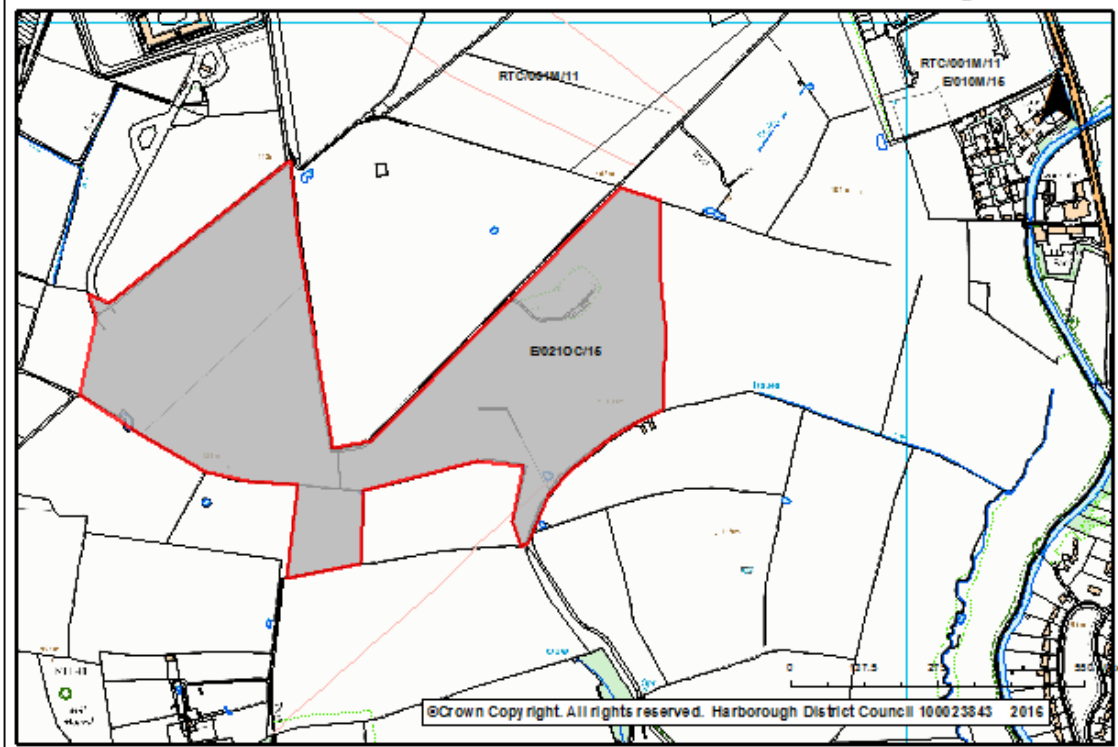
E/0110C/15 - Shawell Quarry, Shawell



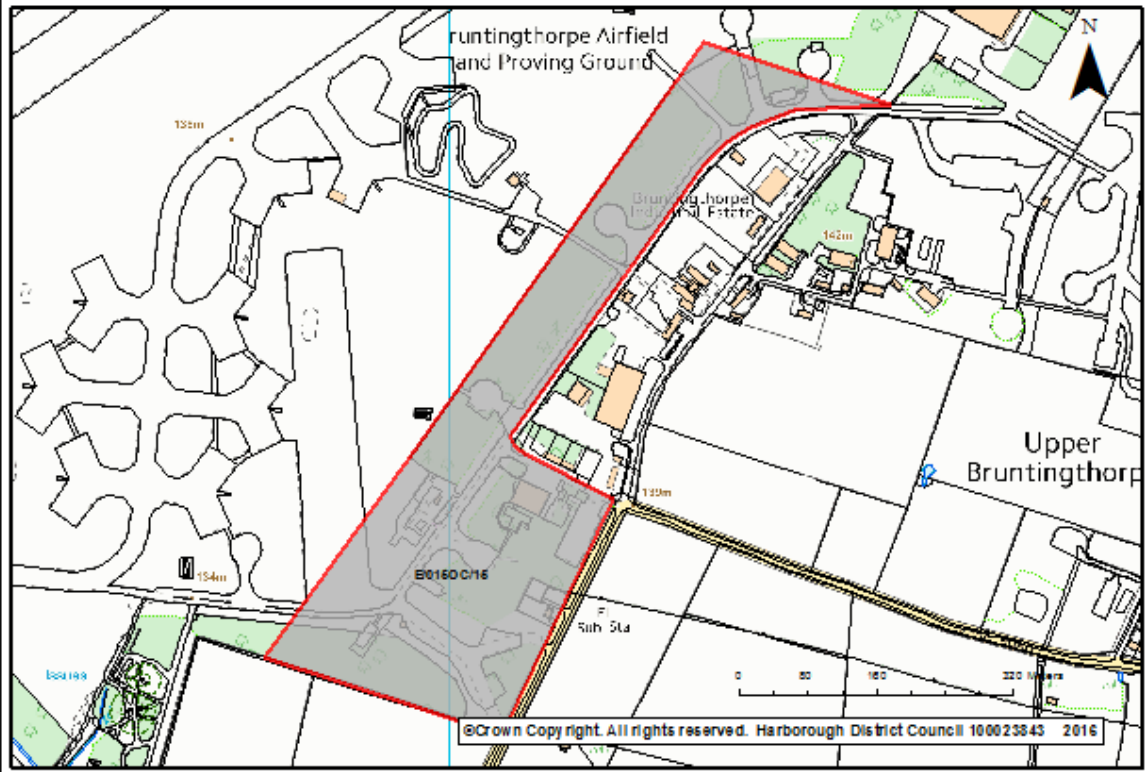
E/016OC/15 - Leicester Airfield, Stoughton



E/021OC/15 - Land to west of Airfield Farm, Market Harborough



E/0150C/15 - Bruntingthorpe Industrial Estate extension, Bruntingthorpe



- **Appendix 2 – Agents Contacted**

Agents Contacted

Budworth Hardcastle

APB

Wells Mcfarland

Jarroms

Mather Jamie

Innes England

Andrew and Ashwell

- **Appendix 4 – Consultancy Brief**

Harborough Employment Land Availability Assessment 2016

Commission of Specialist Advice on the Land and Property Market

Consultancy Brief

Background

Harborough District is currently undertaking a comprehensive update of its Employment Land Availability Assessment ([Employment Land Availability Assessment \(ELAA, Final Report May 2012\)](#)) which is a key evidence document to inform the emerging Local Plan.

Future need for employment land in Harborough district (to 2031) is forecast by a joint study on Housing and Economic Development Needs for Leicester & Leicestershire (HEDNA Draft Report 2016). In order to consider whether there is justification to provide either more or less land than forecast, to address particular local issues or economic aspirations, the Council wishes to commission the work outlined below to supplement existing studies.

Anecdotally the efforts of business to expand or re/locate within the district are frustrated by a lack of supply (and choice) of suitable land / premises available to the market, in the right place, for the right use, of the right quality and on appropriate terms. This commission aims to highlight any demand related issues specific to Harborough, and to inform the choice of fit-for-purpose sites which will be most attractive to the market and have the best chance of being successfully delivered during the Local Plan period.

The Brief

The Council requires the assistance of a specialist commercial surveyor / agent with detailed local knowledge to input as follows:

1. To provide an overview of the current level of demand (and ideally trends over the past 5 years) for employment land / premises in Harborough district, and enquiries where the request could encompass the Harborough district area (South Leicestershire, Leicestershire and East Midlands requirements etc.), using local and other sources. The overview should, as far as possible, quantify current demand and provide a qualitative account of the nature of enquiries for land / premises that includes consideration of:
 - Type of B class land in demand (i.e. Commercial (B1a, B1b), Industrial (B1c/B2) and Storage & Distribution (B8 – units <9,000m²).
 - What types of employment space are most in demand e.g. High Quality Business Park, General Industrial Area, Starter Unit etc. (with reference to ODPM Guidance on market segmentsⁱ)
 - What kinds of locations are most in demand (with reference to Harborough's Settlement Hierarchyⁱⁱ, within town centre / out of town etc.)
 - What size (ha / m²) of site or premises is in demand, categorised by optimal size bandsⁱⁱⁱ
 - Current land prices / rental levels and property vacancy levels by employment use / type
 - Current pressures on employment land and any particular market sectors driving demand
 - What types of demand are not currently being met or are in short supply
 - Any important gaps, by type or location; in the district's portfolio of employment sites relative to demand

The preparation of the overview should reflect as far as possible the majority view of agents & developers operating in / or covering the district.

2. To provide a comparative assessment of the likely market attractiveness of proposed employment sites assessed by the ELAA Update 2016 for Commercial (B1a, B1b), Industrial (B1c/B2) and Storage & Distribution (B8 – units >9,000m²) uses.

For each site the assessment of market attractiveness should consider the:

- Scope of the site to meet local market demand;
- Accessibility of the site for employees, suppliers and distribution, and for different types of use;
- Marketability of the site for different types of use, types of space and sizes of units; and
- Any other market, cost or delivery factors which may affect the site's attractiveness to the market.

An overall 'Market Attractiveness' outcome (e.g. High / Medium / Low) and a brief accompanying narrative is required for each site.

The number of sites to be assessed is approximately 30 and we would envisage that the assessment of market attractiveness would be provided on a desk top study basis only.

Timescale

The completed market overview and site assessments are required by *5th December 2016*. A provisional schedule of sites is provided in Appendix 1; the Council will provide a final schedule and location plans by 18th November 2016.

Fixed price quotations to include all expenses and setting out a response to the criteria described below should be received by 12 noon on 16th November. It is anticipated that an award of the contract will be made on 18th November.

Provisional Budget

A provisional budget of £3-5,000 is allocated for this work.

Criteria for Assessing Quotations

In order to be considered for this work you must provide evidence of: previous experience undertaking work of a similar nature in the local area, appropriate professional qualifications for the role, and an appropriate methodology for approaching the work. Any submission that meets these criteria will be assessed on the basis of cost.

Contract

We would anticipate using the normal terms of business for the successful provider, subject to a review by our Legal Services team.

ⁱ ODPM Employment Land Review Guidance on 'Market Segments' (i.e. Established or Potential Office Locations, High Quality Business Park, R&D/Science Park, Warehouse/Distribution Park, General Industrial /Business Area, Heavy/Specialist Industrial Site etc.)

ⁱⁱ Harborough Settlement Hierarchy - Principal Urban Area (i.e. Scraftoft / Thurnby and Bushby), Sub-regional Centre (i.e. Market Harborough), Key Centres (i.e. Lutterworth, Broughton Astley), Rural Centres (i.e. Billesdon, Fleckney, Great Glen, Houghton on the Hill, Husbands Bosworth, The Kibworths, Ullesthorpe), Other locations.

ⁱⁱⁱ LLEP Enquiry Data uses; Industrial & Commercial /Office (0-1000 sq ft, 1001-2500 sq ft, 2501-5000 sq ft, 5001-10000 sq ft, 10001-15000 sq ft, 15001-25000 sq ft, over 25001 sq ft), Land (0-5 Acres, 5-10 Acres, Over 10 Acres), Serviced Office / Managed Workspace (0-500sq ft, 501-1000 sq ft, 1001-2500 sq ft, 2501-5000 sq ft, 5001-10000 sq ft, 10001-15000 sq ft, 15001-25000 sq ft, Over 25000 sq ft)

