

## **APPENDIX 3 – EMPLOYMENT AREA PRO-FORMAS**

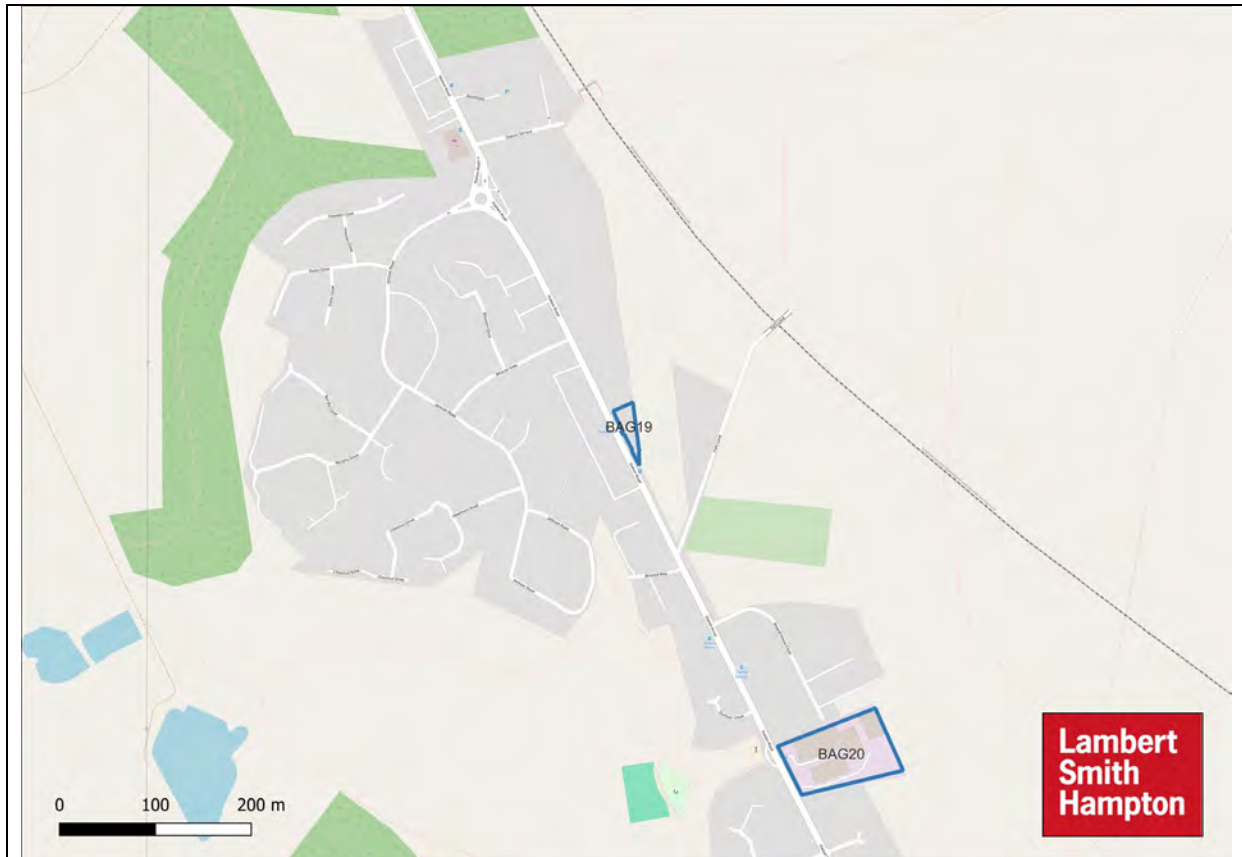
**Appendix 3 – Existing Employment Area Proformas**

**Appleby Magna**

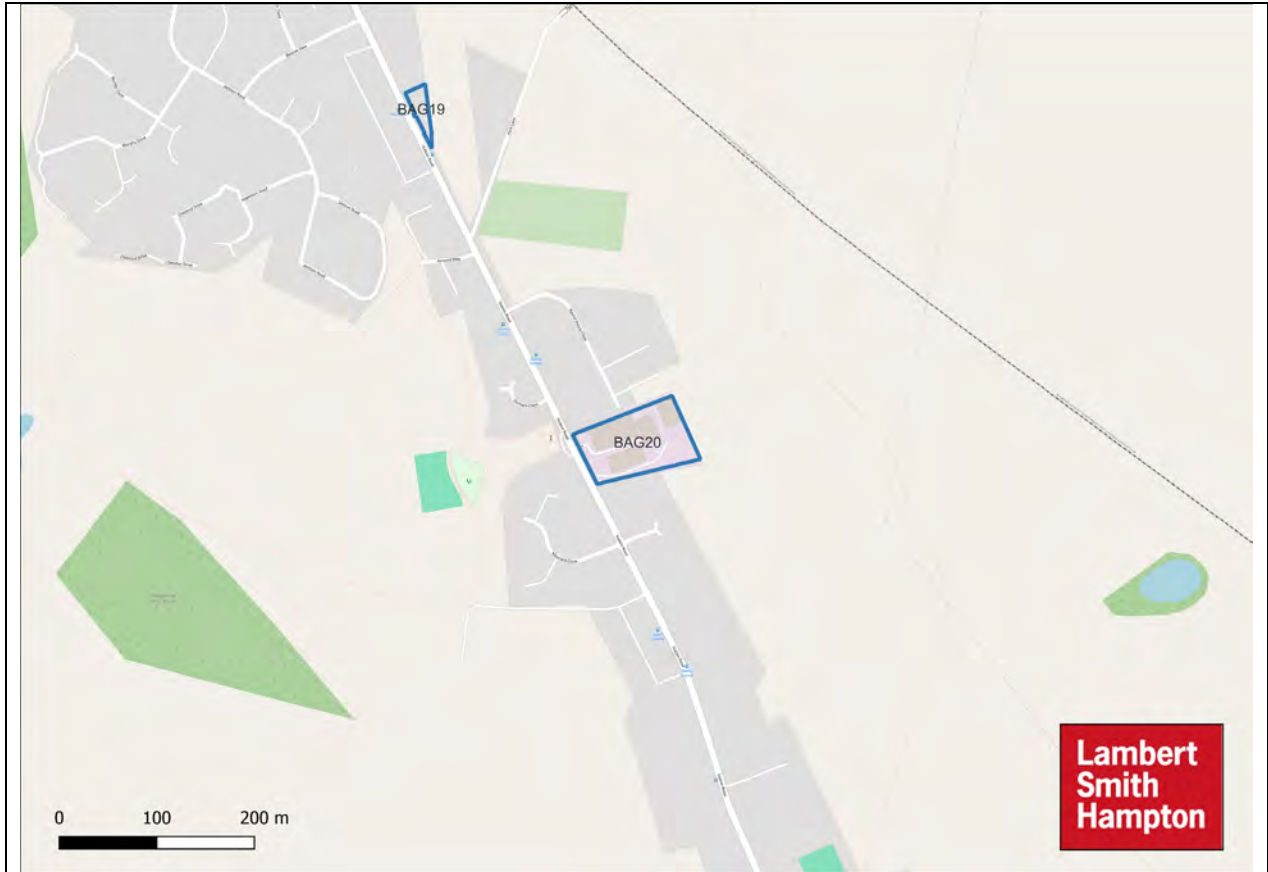


<b>Address</b>	<b>Elms Business Park, Atherstone Road, Appleby Magna</b>
Site Ref.	APP01
Description	Small rural estate of modern B1(c)/B2 units, prominently located off the A444 Atherstone Road on the northern boundary of the Borough
Occupier(s)	Various including UK Framing Supplies
Percentage Occupied	100%
Prominence	Good
Current Use	Industrial
Size, ha	2.15
Building Age	Modern
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	3
Distance to A-road, km	0
Distance to Rail Station, km	9
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	Moderate quality modern industrial estate prominently located in the north west of the Borough and serving a large rural catchment. Use should be protected, where possible. Northern strip of site falls outside district.
Recommendation	B

## Bagworth

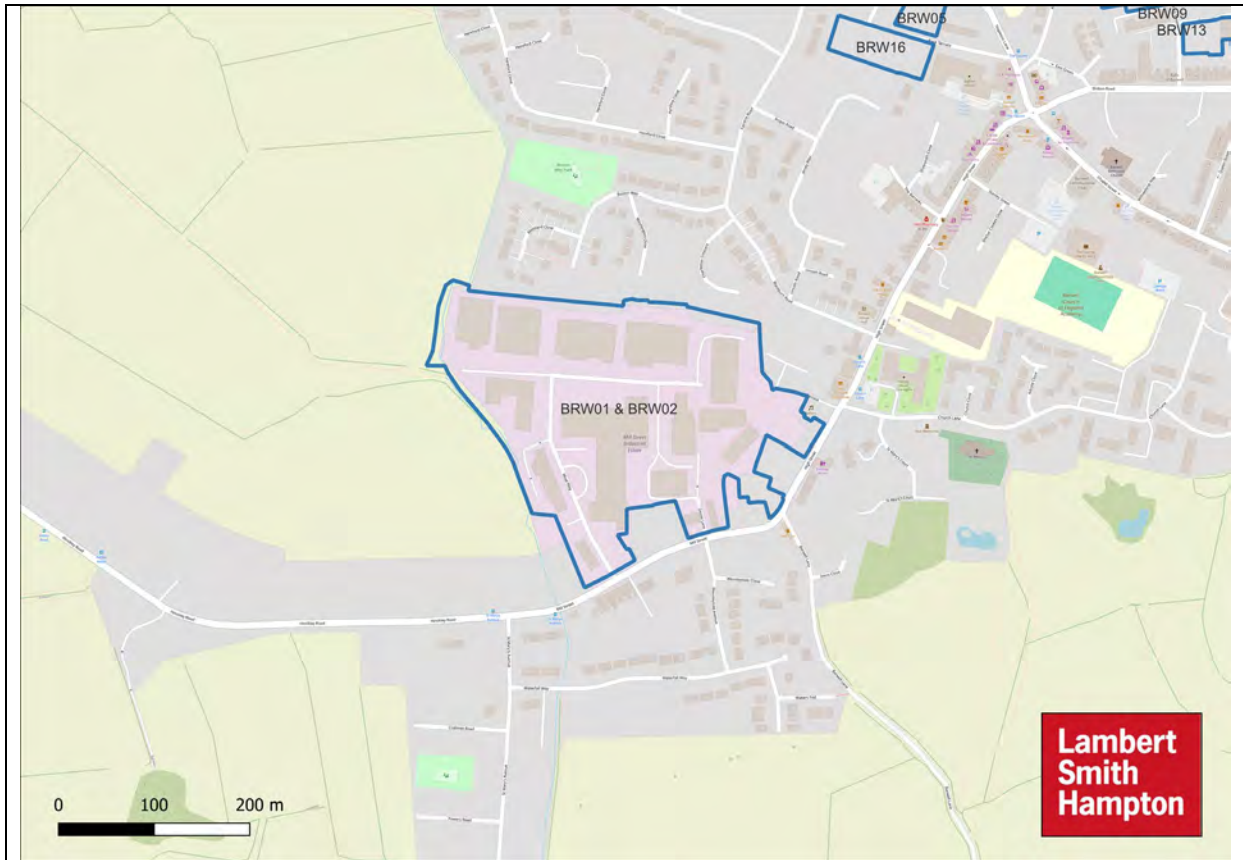


<b>Address</b>	<b>Markfield Plastics Ltd, 256 Station Road, Bagworth</b>
Site Ref.	BAG19
Description	Sole industrial unit
Occupier(s)	Markfield Plastics
Percentage Occupied	100%
Prominence	Moderate
Current Use	Industrial
Size, ha	0.07
Building Age	Post 1960
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	6
Distance to A-road, km	3
Distance to Rail Station, km	12
Distance to Bus Stop, km	2
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Other Information	Building should be retained to provide rural employment opportunities. It is fit-for-purpose. However, its loss would have minimal impact on the overall employment supply. The property has little adverse effect on neighbouring residential amenity.
Recommendation	C

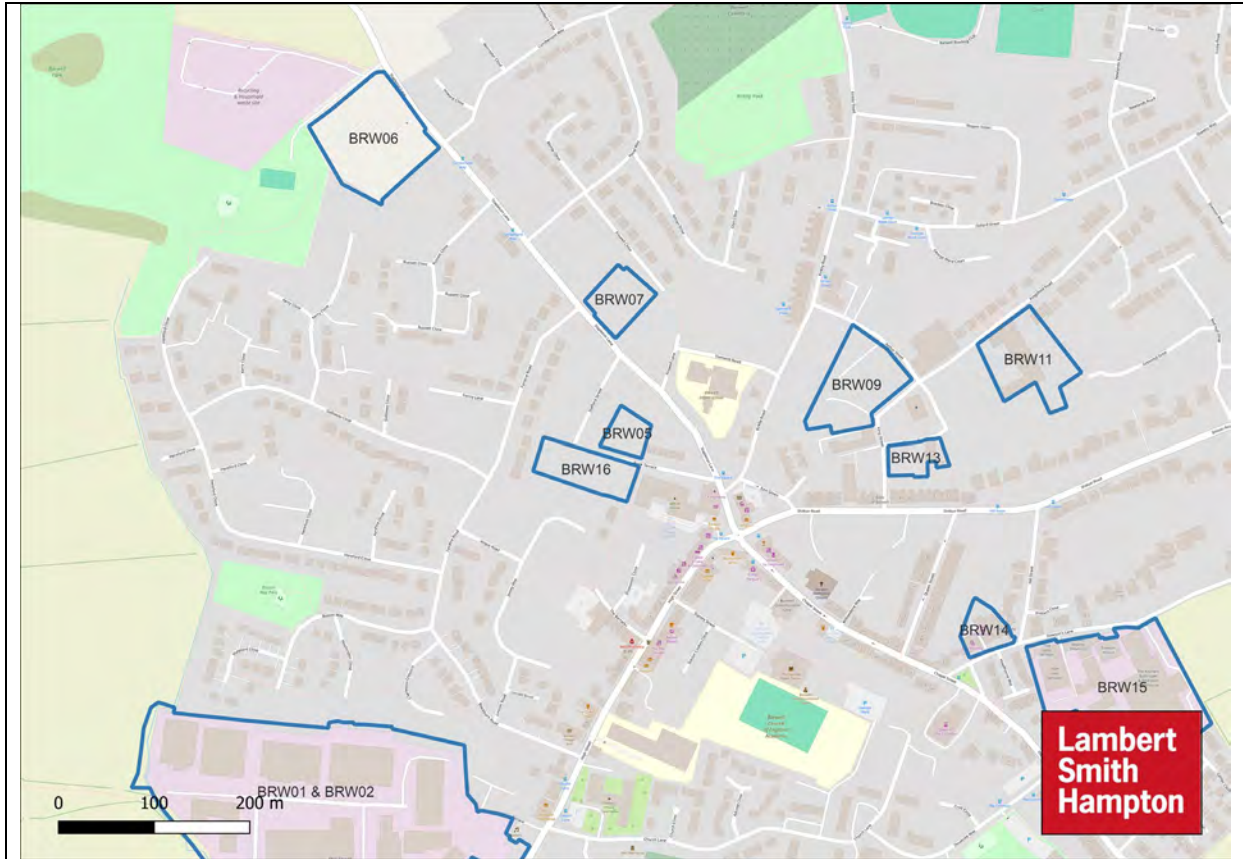


<b>Address</b>	<b>East of Station Road, Bagworth</b>
Site Ref.	BAG20
Description	Medium sized industrial complex, land to the north redeveloped for housing
Occupier(s)	Factory unit in the north occupied by Presscut Components. South is occupied by Ashby MOT Garage
Percentage Occupied	100%
Prominence	Moderate
Current Use	Industrial
Size, ha	0.68
Building Age	Post 1960
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	6
Distance to A-road, km	3
Distance to Rail Station, km	12
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	Former vacant factory in the north of the site has been redeveloped for 61 dwellings on 1.42 ha (App. No. 17/00634/FUL). Site boundary should be adjusted to reflect this. Remainder includes one high value engineering use, Presscut, one of the largest dedicated contract die cutting and converting facilities in the UK. Use should be protected, where possible.
Recommendation	B

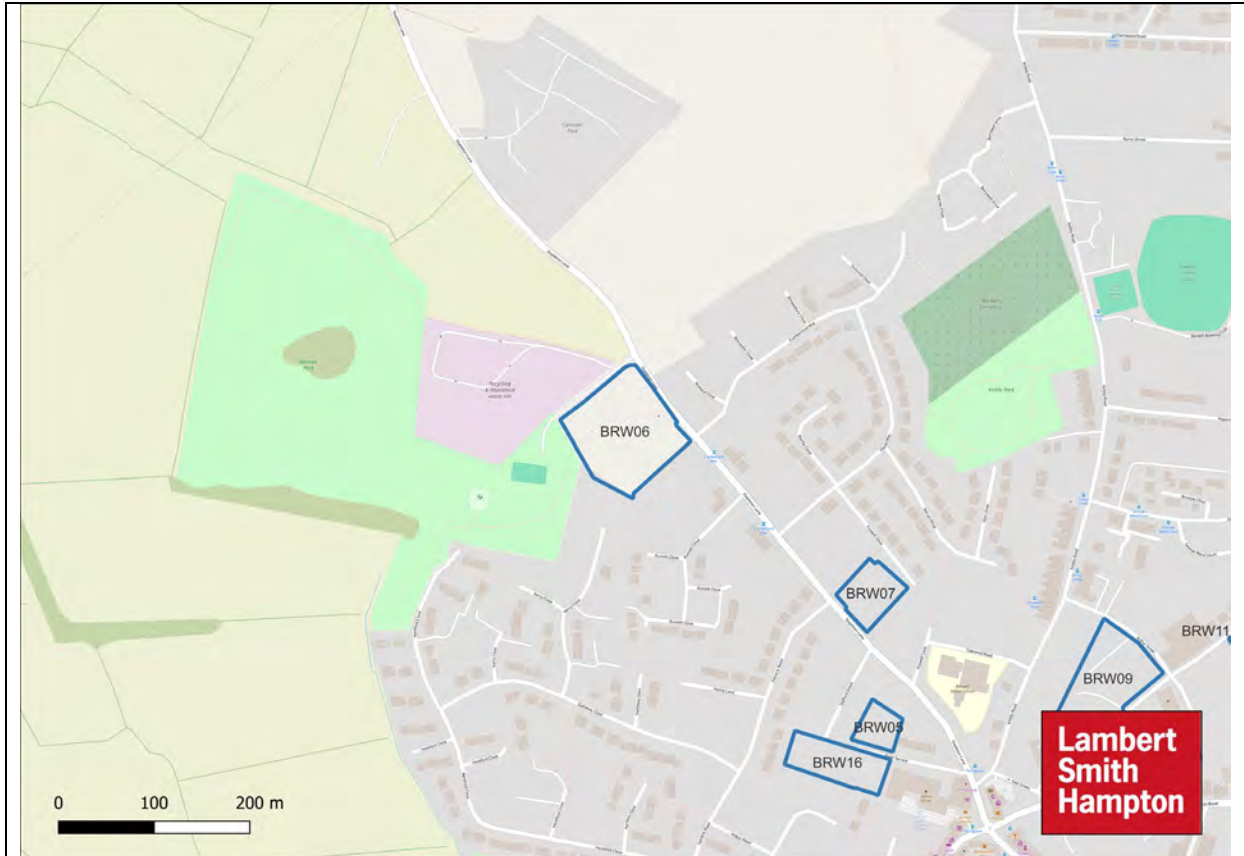
**Barwell**



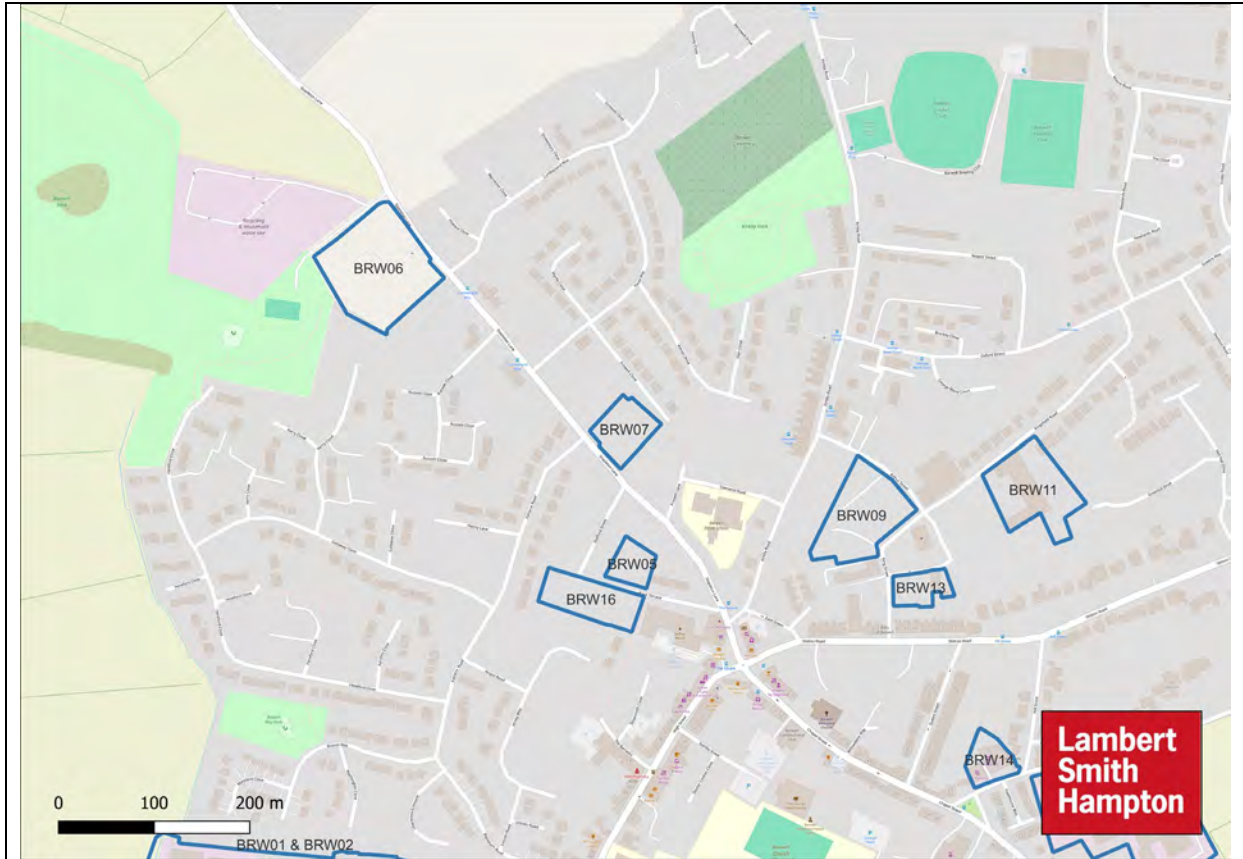
<b>Address</b>	<b>Mill Street Industrial Estate, Barwell</b>
Site Ref.	BRW01 & BRW02
Description	Industrial estate, partly surrounded by housing
Occupier(s)	Various, including Crawfoot Carriers and Labelsco
Percentage Occupied	95%
Prominence	Moderate
Current Use	Industrial estate
Size, hectares	7.26
Building Age	Post 1960s
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	0.5
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	None
Recommendation	A



<b>Address</b>	<b>Works, off Bank Terrace, Barwell (North)</b>
Site Ref.	BRW05
Description	Isolated village centre industrial units and yard
Occupier(s)	George Denby Engineering
Percentage Occupied	100%
Prominence	Moderate
Current Use	Light industrial
Size, ha	0.17
Building Age	Pre 1960's
Building Quality	Moderate
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Other Information	Outdated isolated buildings (size and configuration) in a village centre location, with relatively limited commercial demand and poor access. Their loss would have little impact on the land supply of Barwell and the Borough.
Recommendation	C

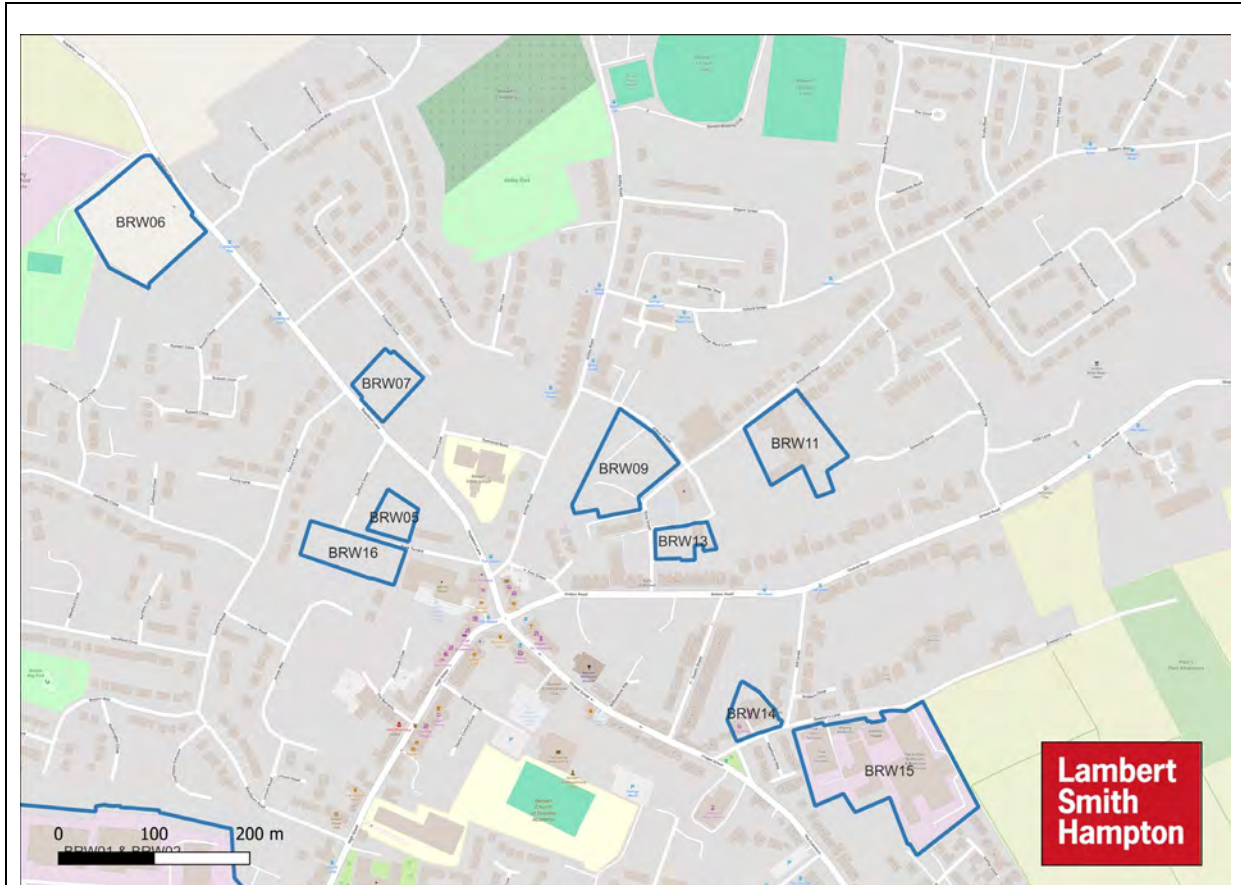


<b>Address</b>	<b>Verdon Timber, Stapleton Lane, Barwell</b>
Site Ref.	BRW06
Description	Small industrial units and showroom
Occupier(s)	Verdon Timber Group & Heritage Timber Buildings Ltd
Percentage Occupied	100%
Prominence	Moderate
Current Use	Industrial
Size, ha	1.03
Building Age	Post 1960
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Other Information	Reasonably modern fit-for-purpose buildings and yard in accessible location on periphery of the settlement.
Recommendation	B

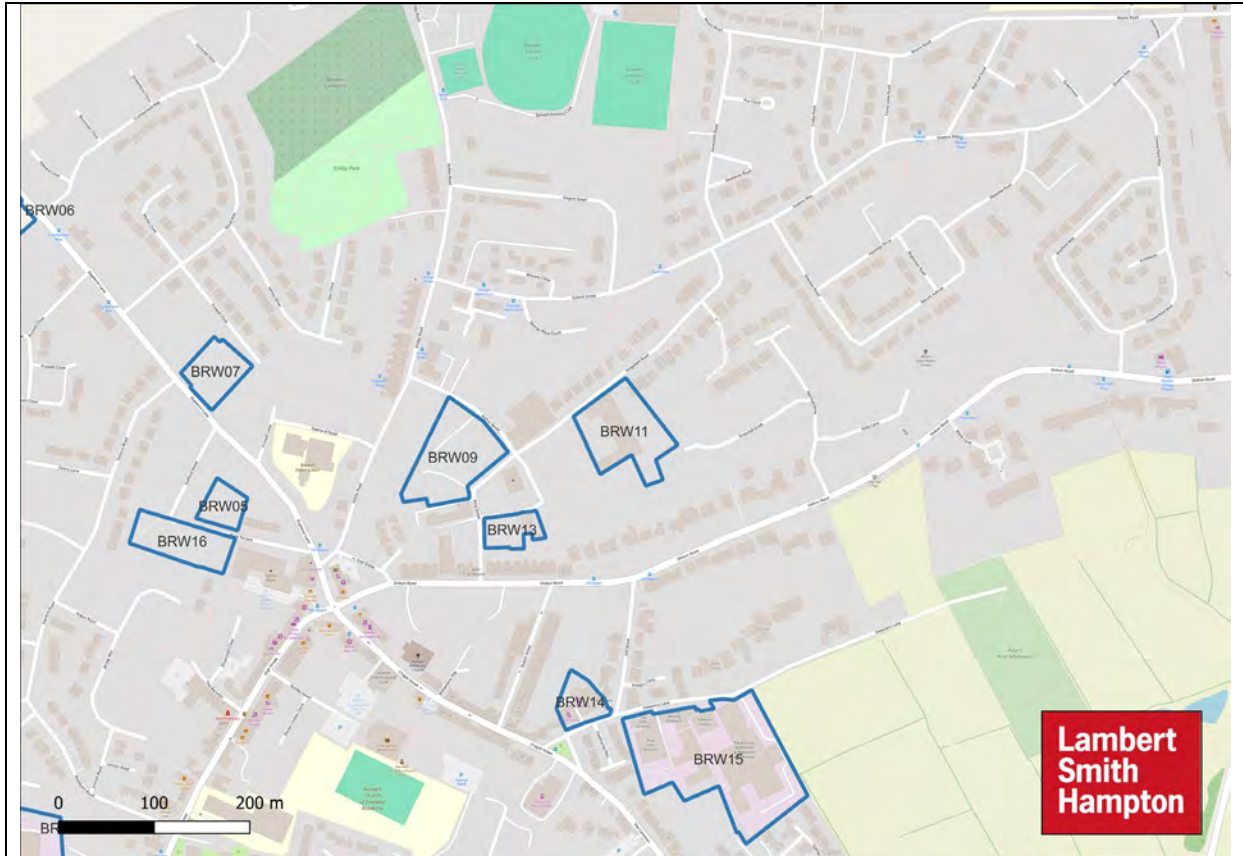


<b>Address</b>	<b>Friswell Lane, Barwell</b>
Site Ref.	BRW07
Description	Workshop units
Occupier(s)	Ident Machines
Percentage Occupied	100%
Prominence	Moderate
Current Use	Light industrial
Size, ha	0.30
Building Age	Pre 1960's
Building Quality	Moderate
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Average
Servicing	Average
Constraints	None
Critical Mass	Yes
Other Information	Moderate quality buildings in an edge-of-centre location. Compared to other sites in Barwell, this factory is relatively peripheral and has good access. The rear of the site has now been developed into semi-detached housing.
Recommendation	C

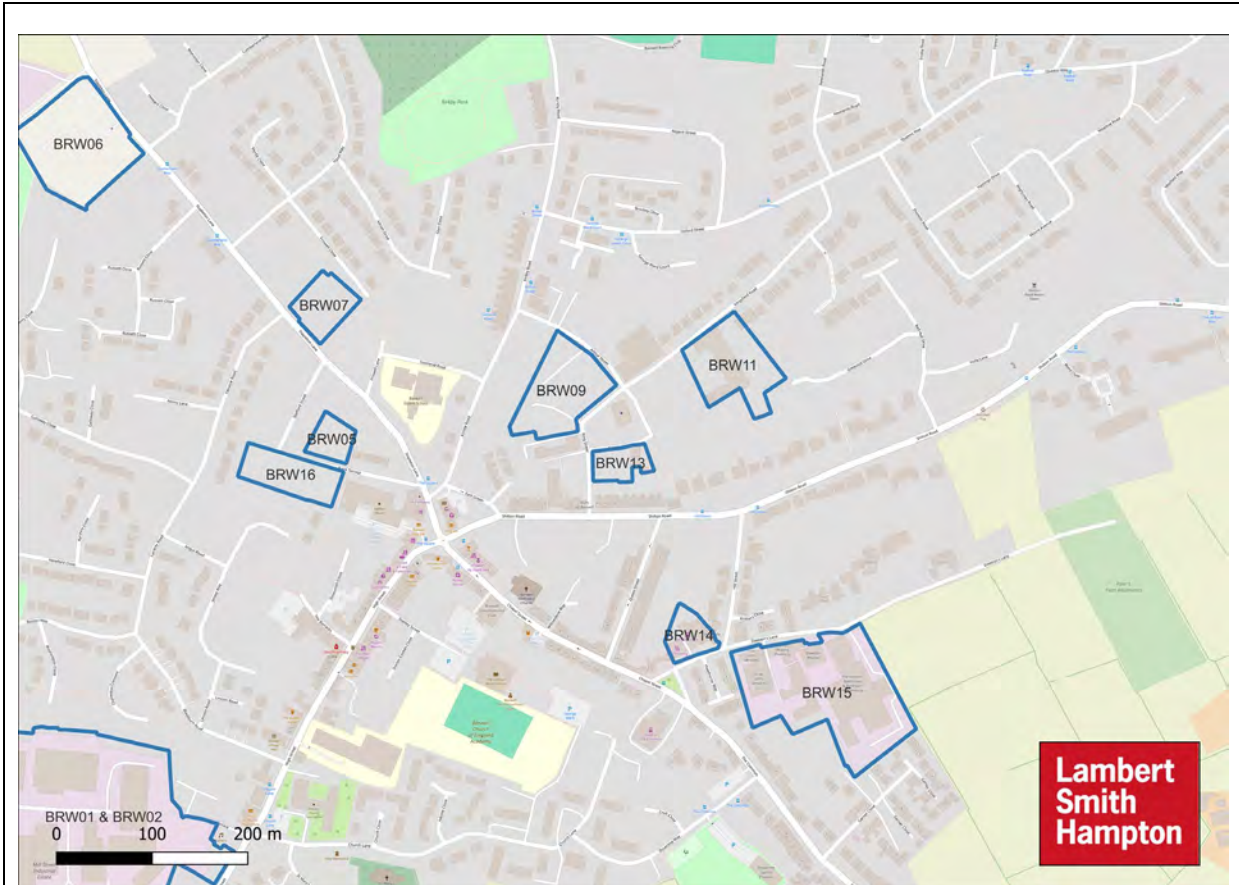




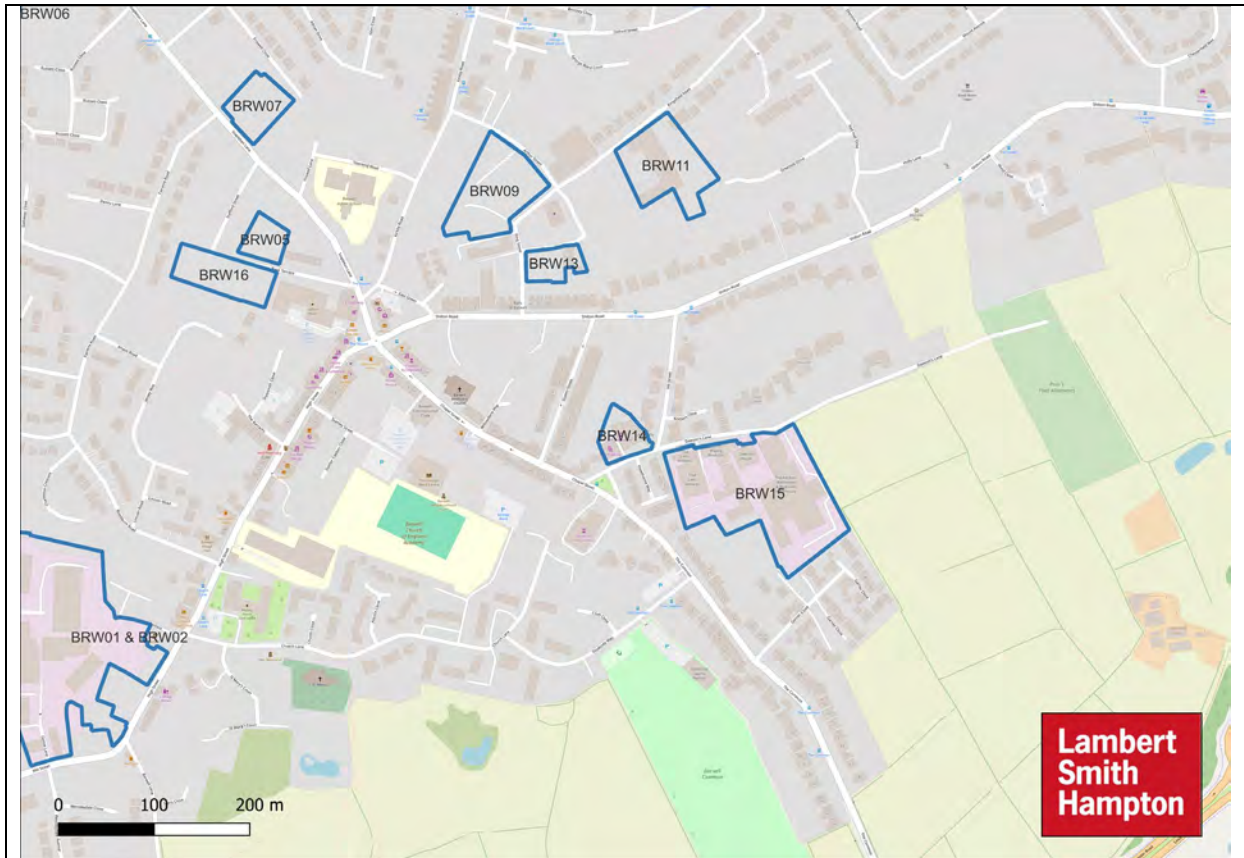
<b>Address</b>	<b>Konfidence Works, Arthur Street, Barwell</b>
Site Ref.	BRW09
Description	Small business centre
Occupier(s)	Various
Percentage Occupied	70%
Prominence	Low
Current Use	Light industrial
Size, ha	0.66
Building Age	Pre 1960's
Building Quality	Poor
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	Conservation Area
Critical Mass	Yes
Other Information	In the Barwell Conservation Area. Active small business centre accommodating a diverse range of companies, protect on this basis rather than on the quality of the premises.
Recommendation	C



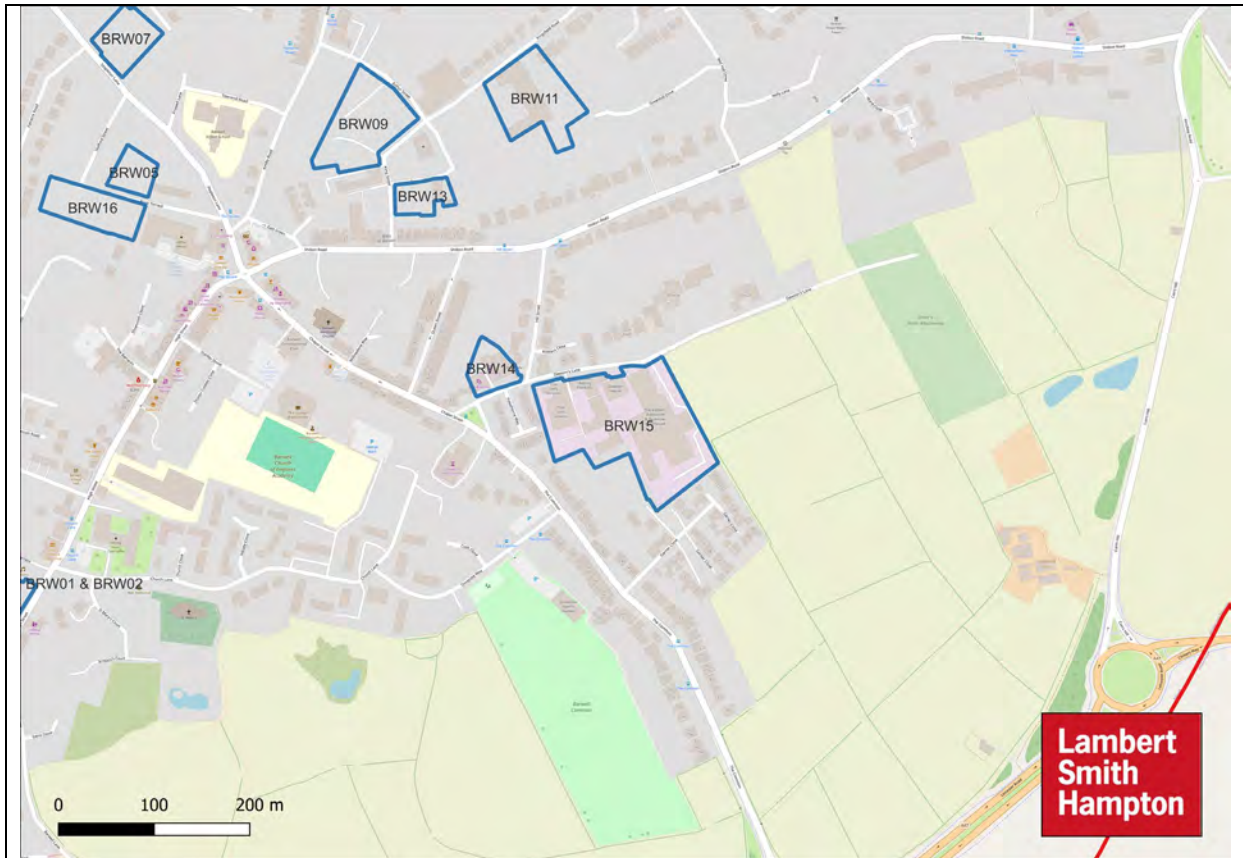
<b>Address</b>	<b>Barwell Business Centre, Kingsfield Road, Barwell</b>
Site Ref.	BRW11
Description	Small business centre in mill building
Occupier(s)	Various including Limelight
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	0.63
Building Age	Pre 1960's
Building Quality	Moderate/poor
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	Conservation Area
Critical Mass	Yes
Other Information	In the Barwell Conservation Area. Active local business centre, supporting a diverse range of micro businesses. Protect on this basis rather than on the quality of the premises.
Recommendation	C



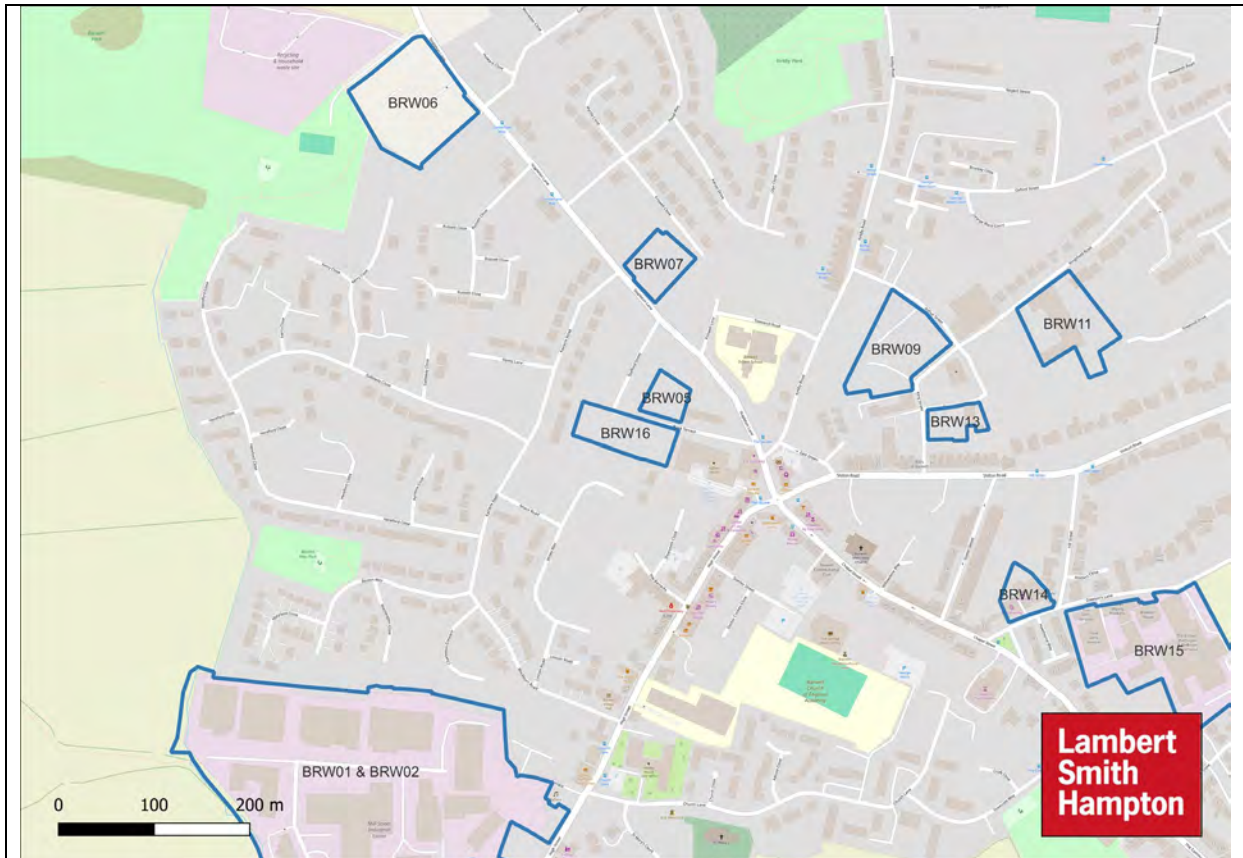
<b>Address</b>	<b>George Street, Barwell</b>
Site Ref.	BRW13
Description	Small business accommodation
Occupier(s)	Various, including J Dawes & Son and New Guard Coatings LTD
Percentage Occupied	100%
Prominence	Low
Current Use	Light Industrial
Size, ha	0.19
Building Age	Pre 1960's
Building Quality	Moderate
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	Conservation Area
Critical Mass	Yes
Other Information	In the Barwell Conservation Area. Based on the clustering of employment uses retain. But otherwise low quality, isolated units. Protection should be a low priority.
Recommendation	C



<b>Address</b>	<b>Dawsons Lane, West of Hill Street, Barwell</b>
Site Ref.	BRW14
Description	Small industrial site on edge of the settlement
Occupier(s)	Various, including Glendale Auto
Percentage Occupied	100%
Prominence	Low
Current Use	Light Industrial
Size, ha	0.20
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Other Information	Small, sustainable employment site on the edge of the village centre. Relatively modern workshops that remain fit-for-purpose. Compared to other employment sites in Barwell, these units are better quality and better located, thus should be retained.
Recommendation	B

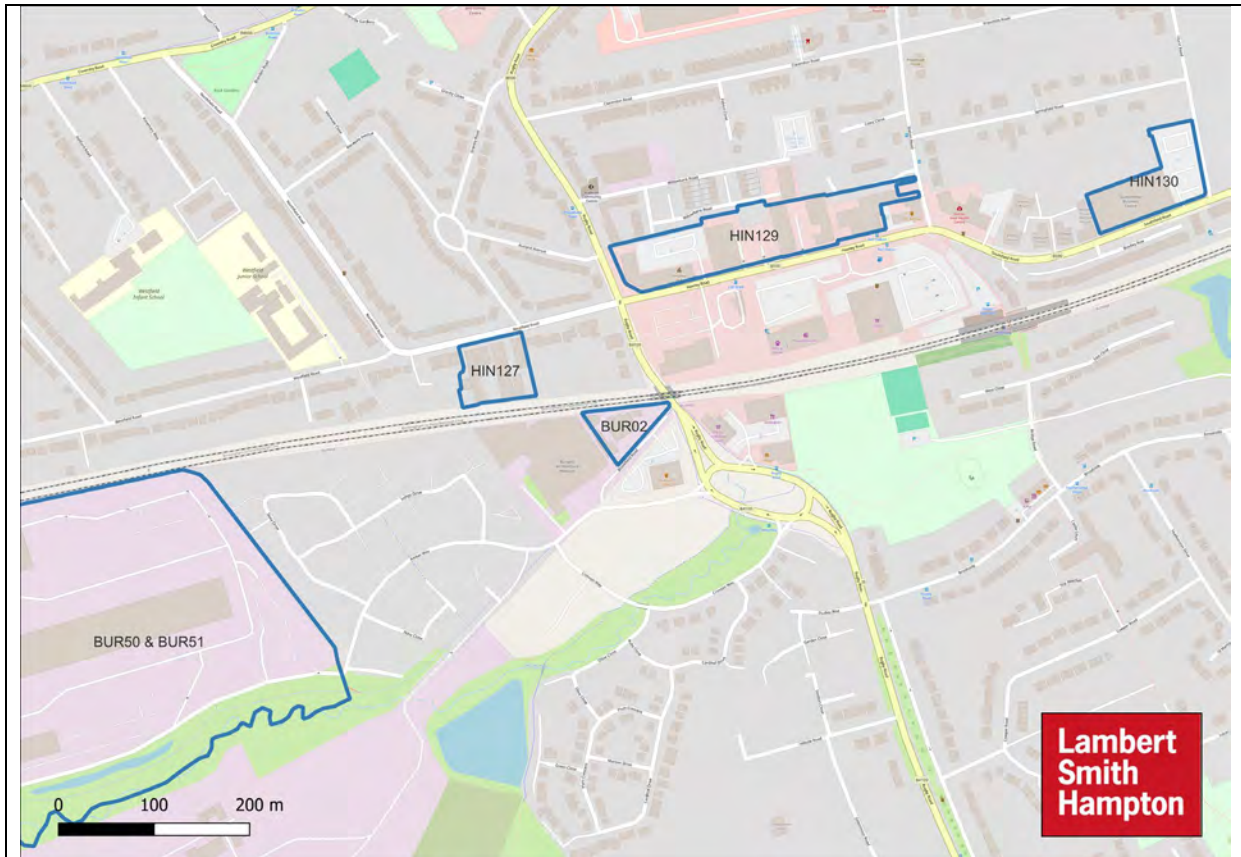


<b>Address</b>	<b>Factories, Dawsons Lane, Barwell</b>
Site Ref.	BRW15
Description	Small concentration of industrial units on the edge of the village centre
Occupier(s)	Various, including The Suite Superstore & The Enterprise Centre
Percentage Occupied	95%
Prominence	Low
Current Use	Light Industrial/wholesale/retail
Size, ha	1.66
Building Age	Post 1960s
Building Quality	Moderate/ Poor
Access Constraints	Access via residential areas
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Other Information	<p>Relatively large site of reasonably modern units on the edge of the village centre. Some units in trade/retail use. It is in a better location and of a better quality than other premises in Barwell Village Centre and should therefore be retained.</p> <p>The access road needs improving and larger buildings may require sub-dividing to provide small business space in future, should sole occupiers vacate.</p>
Recommendation	B



<b>Address</b>	<b>Bank Terrace, Barwell (South)</b>
Site Ref.	BRW16
Description	Isolated village centre business unit
Occupier(s)	TLS Haines
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	0.39
Building Age	Pre 1960's
Building Quality	Moderate
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Other Information	The access road needs improving and larger buildings may require sub-dividing to provide small business space in future, should sole occupiers vacate.
Recommendation	B

**Burbage**



<b>Address</b>	<b>West of Rugby Road, Burbage</b>
Site Ref.	BUR02
Description	Former industrial estate, now being redeveloped for housing, retention of some industrial units in the north.
Occupier(s)	Various including Reidspeed
Percentage Occupied	100%
Prominence	Moderate
Current Use	Cleared land
Size, ha	0.28
Building Age	Pre 1960s
Building Quality	Average/poor
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Average
Servicing	Average
Constraints	None
Critical Mass	Yes
Other Information	New housing development to south-west.
Recommendation	C



Address	Logix Distribution Park
Site Ref.	BUR50 & BUR51
Description	Key industrial estate for Hinckley/Borough
Occupier(s)	Various, including Johnson Apparelmaster, Armstrong Logistics and Syncreon
Percentage Occupied	100%
Prominence	High
Current Use	Industrial estate/distribution park
Size, ha	41.9
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	2
Distance to A-road, km	0
Distance to Rail Station, km	2.5
Distance to Bus Stop, km	0.5
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	Site now includes DPD logistics facilities to the north. The boundary of this employment site has been enlarged to include all new premises.
Recommendation	A

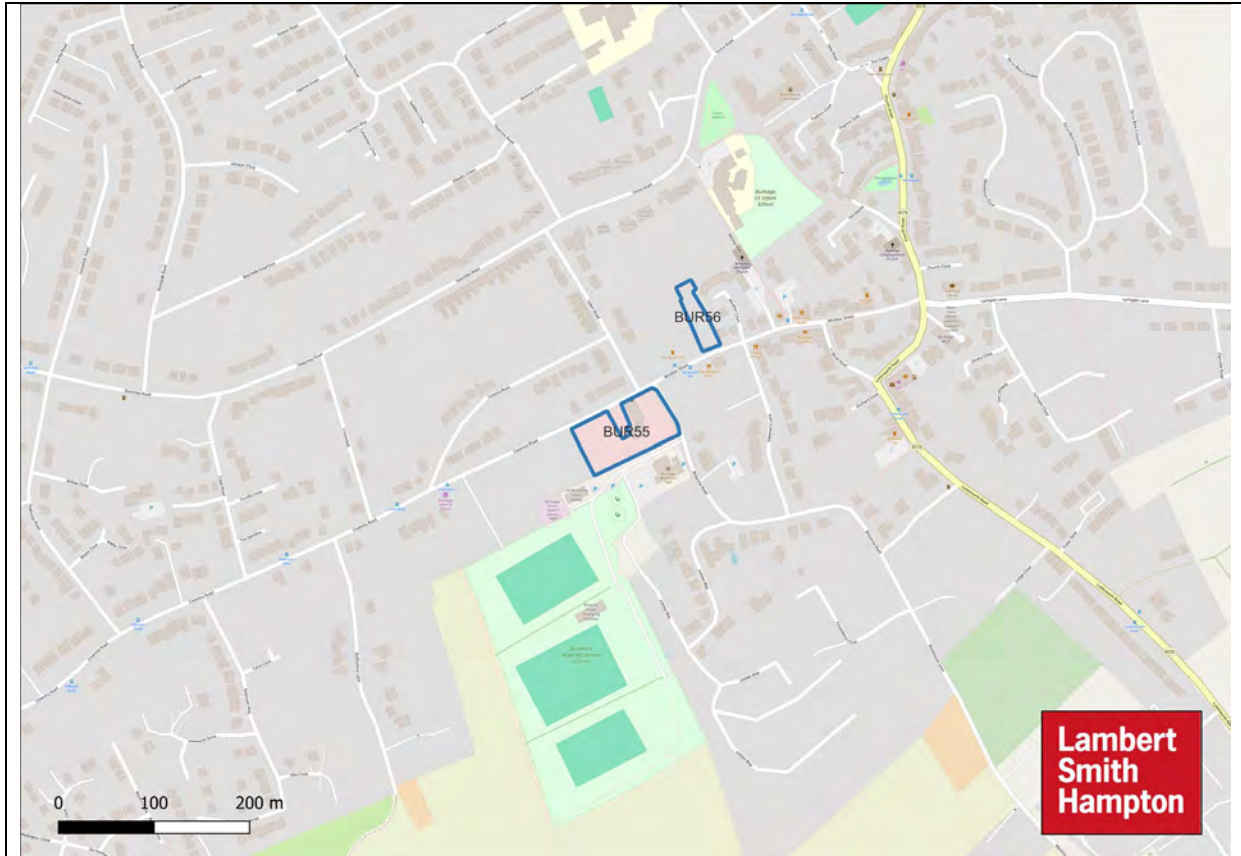




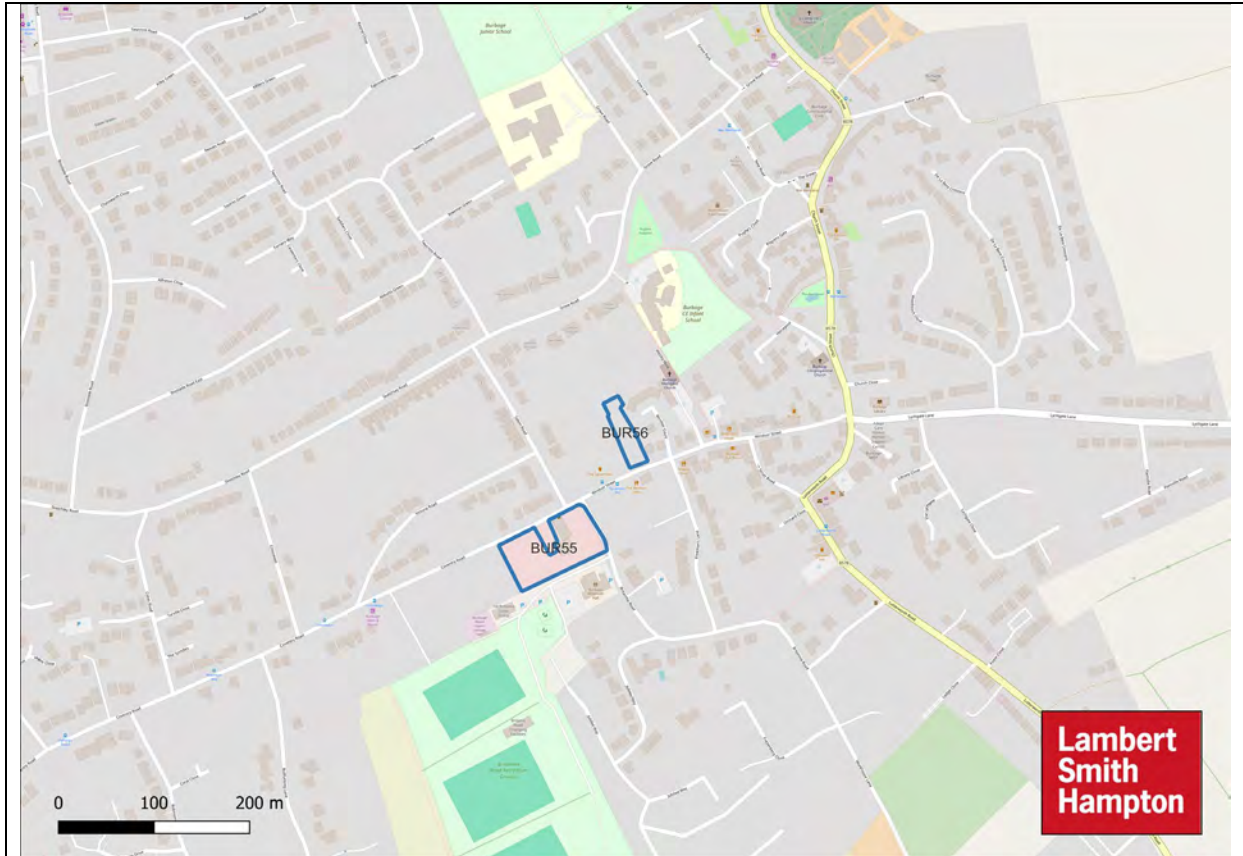
Address	Sketchley Meadows Industrial Estate, Burbage
Site Ref.	BUR52
Description	Key industrial estate for the Borough
Occupier(s)	Various
Percentage Occupied	95%
Prominence	High
Current Use	Industrial estate
Size, hectares	12.40
Building Age(s)	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	2
Distance to A-road, km	1
Distance to Rail Station, km	3
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	Site also includes one non-B-class use, a children's active play zone.
Recommendation	A



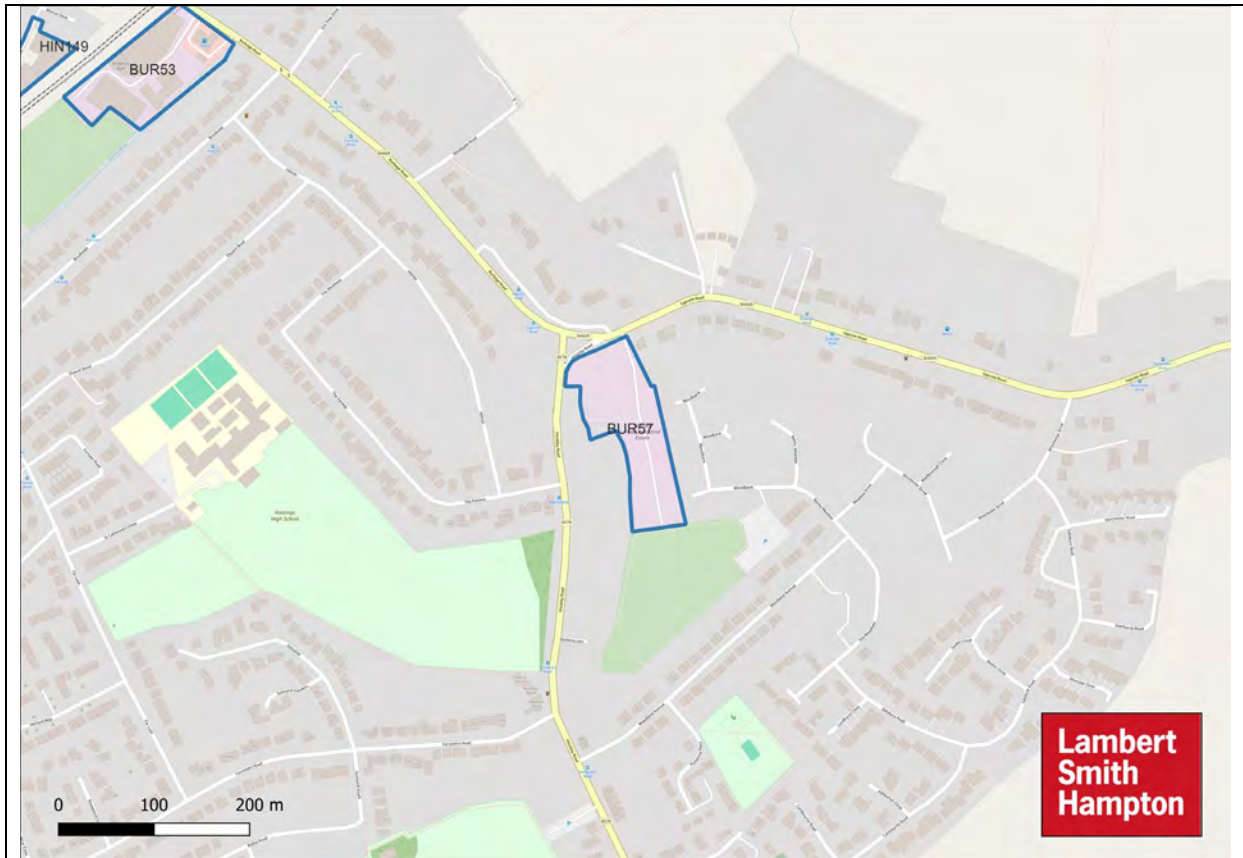
<b>Address</b>	<b>Hinckley Business Centre, London/Burbage Road, Burbage</b>
Site Ref.	BUR53
Description	Converted small business complex on edge of Hinckley
Occupier(s)	Various
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	1.12
Building Age	Post 1960s
Building Quality	Moderate/ Poor
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	0.5
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Other Information	Provides budget small business space with continuing demand for premises. Remains viable scheme.
Recommendation	B



<b>Address</b>	<b>South of Coventry Road, Burbage</b>
Site Ref.	BUR55
Description	Site of low-grade employment space in residential area including Britannia Buildings and Taragon Business Centre
Occupier(s)	Various
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	0.50
Building Age	Pre 1960
Building Quality	Moderate – some have been re-clad
Access Constraints	In residential area, but off main route through village centre
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Other Information	Low grade employment space. Its loss would have little impact on the land supply of Burbage and the Borough.
Recommendation	C



<b>Address</b>	<b>Intramark, 56 Windsor Street, Burbage</b>
Site Ref.	BUR56
Description	Converted factory now used as office close to centre of Burbage
Occupier(s)	Intramark
Percentage Occupied	100%
Prominence	Low
Current Use	Office
Size, ha	0.14
Building Age	Pre 1960
Building Quality	Moderate
Access Constraints	In mixed residential/services area
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Other Information	No need to lose/redevelop as the site has limited impact on the surrounding residential neighbourhood and building appears to remain fit-for-purpose.
Recommendation	B



<b>Address</b>	<b>Sapcote Road Industrial Estate, Burbage</b>
Site Ref.	BUR57
Description	Small industrial estate on the edge of Hinckley
Occupier(s)	Various
Percentage Occupied	100%
Prominence	Low
Current Use	Industrial estate
Size, ha	1.20
Building Age	Post 1960s
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Other Information	Provides budget small business space with continuing demand for premises. Remains viable scheme. Minor unimplemented planning permission within the site.
Recommendation	B



<b>Address</b>	<b>Williams Recycling Centre, Watling Street, Burbage</b>
Site Ref.	BUR59
Description	Small industrial and storage complex, on the A5 in the southern boundary of the Borough
Occupier(s)	Williams Recycling Centre Ltd
Percent Occupied	100%
Prominence	Moderate
Current Use	Industrial and storage
Size, ha	1.23
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	3
Distance to A-road, km	0
Distance to Rail Station, km	7
Distance to Bus Stop, km	5
Car Parking	Good
Servicing	Poor
Constraints	None
Critical Mass	No
Other Information	None
Recommendation	B



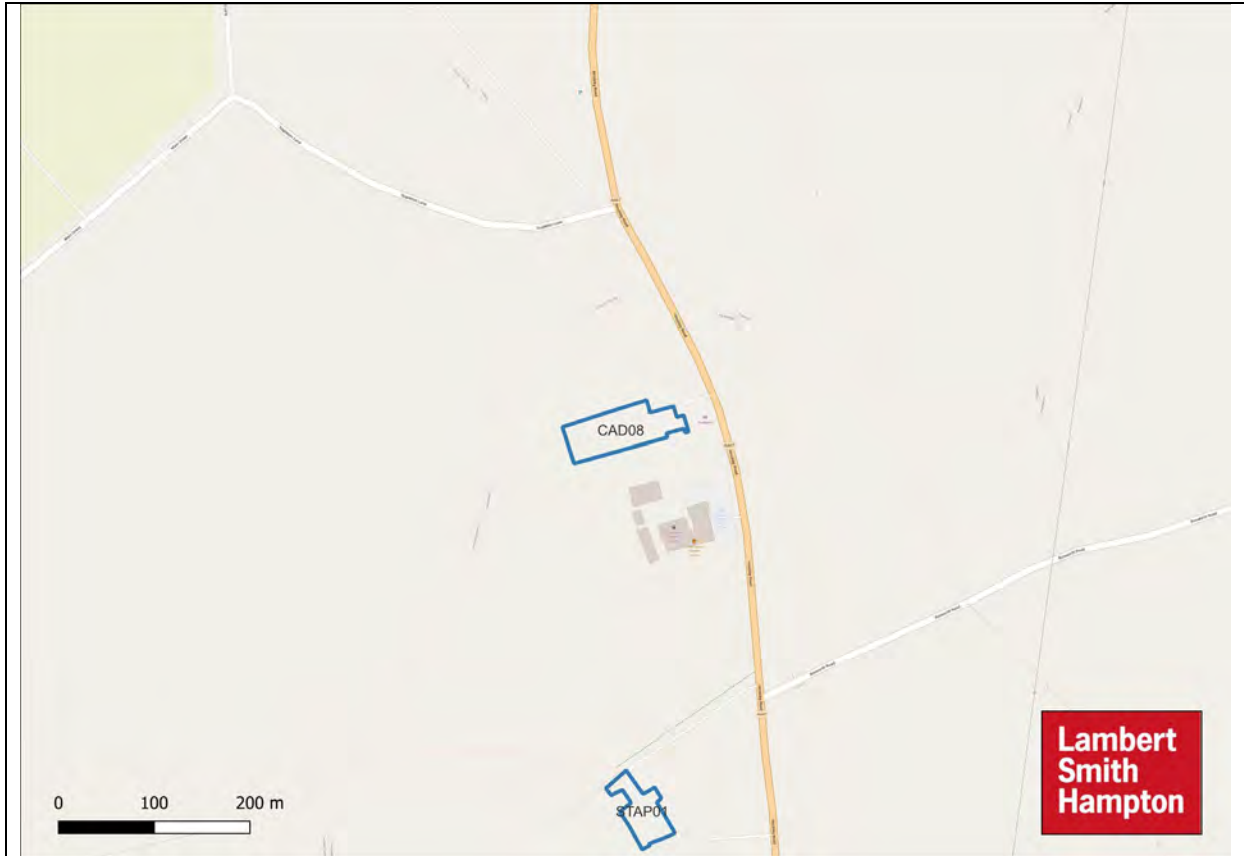
Address	Hinckley Park, Burbage
Site Ref.	BUR60
Description	Greenfield site fronting A5 and close to Junction 1 of the M69. Large warehouses have been developed for DPD and Amazon. Mid-sized units under construction to meet sub-regional needs.
Occupier(s)	DPD, Amazon
Percentage Occupied	75%
Prominence	High
Current Use	Distribution Park
Size, ha	53.0
Building Age	New
Building Quality	Good
Access Constraints	Direct access to A5
Distance to Motorway, km	1.5
Distance to A-road, km	0
Distance to Rail Station, km	3
Distance to Bus Stop, km	2.5
Car Parking	Good
Servicing	Good
Constraints	Located close to the Grade II Listed South Lodge Cottage to Burbage House, the Grade II Listed Former North Lodge to Burbage House and the Grade II Listed Milepost at NGR SP 4540 9052, which lie approximately 550 metres to the east Soar Brook passes through the area resulting in some small areas of flood risk. Some areas at risk of groundwater flooding.
Critical Mass	Yes
Other Information	Last units under construction
Recommendation	A

**Cadeby**



<b>Address</b>	<b>FP McCann, Cadeby Quarry, Brascote Lane Cadeby</b>
Site Ref	CAD06/CAD07
Description	Concrete product manufacturing, east of the A447
Occupier(s)	FP McCann
Percentage Occupied	100%
Prominence	Low
Current Use	Industrial
Size, ha	18.19
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	Rural location
Distance to Motorway, km	16
Distance to A-road, km	0.5
Distance to Rail Station, km	10
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Other Information	FP McCann has built factory extensions and new concrete mixing plant providing 1,820 sqm of additional floorspace (App. No. 16/01092/FUL)
Recommendation	B





<b>Address</b>	<b>R&amp;R Transport &amp; Haulage, Ashby Road, Cadeby</b>
Site Ref.	CAD08
Description	Rural industrial warehouses and storage space behind petrol station
Occupier(s)	Various including Saunders of Stapleton
Percent Occupied	100%
Prominence	Low
Current Use	Industrial and storage
Size, ha	0.46
Building Age	Modern
Building Quality	Moderate/ Poor
Access Constraints	Located behind petrol station
Distance to Motorway, km	11
Distance to A-road, km	0
Distance to Rail Station, km	16
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	Located behind petrol station
Critical Mass	No
Other Information	None
Recommendation	B



<b>Address</b>	<b>New Farm Rural Industries, Ashby Road, Cadeby</b>
Site Ref.	CAD09
Description	Workshops and hardstanding to the west of the A447
Occupier(s)	Various
Percentage Occupied	100%
Prominence	Low
Current Use	Workshops and storage compounds
Size, ha	4.71
Building Age	Various
Building Quality	Moderate
Access Constraints	In rural area
Distance to Motorway, km	11
Distance to A-road, km	0.5
Distance to Rail Station, km	16
Distance to Bus Stop, km	3
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Other Information	Areas of hardstanding have been extended as outside storage use has increased
Recommendation	C

**Carlton**



**Address** PDC Digital, Common Farm, Carlton

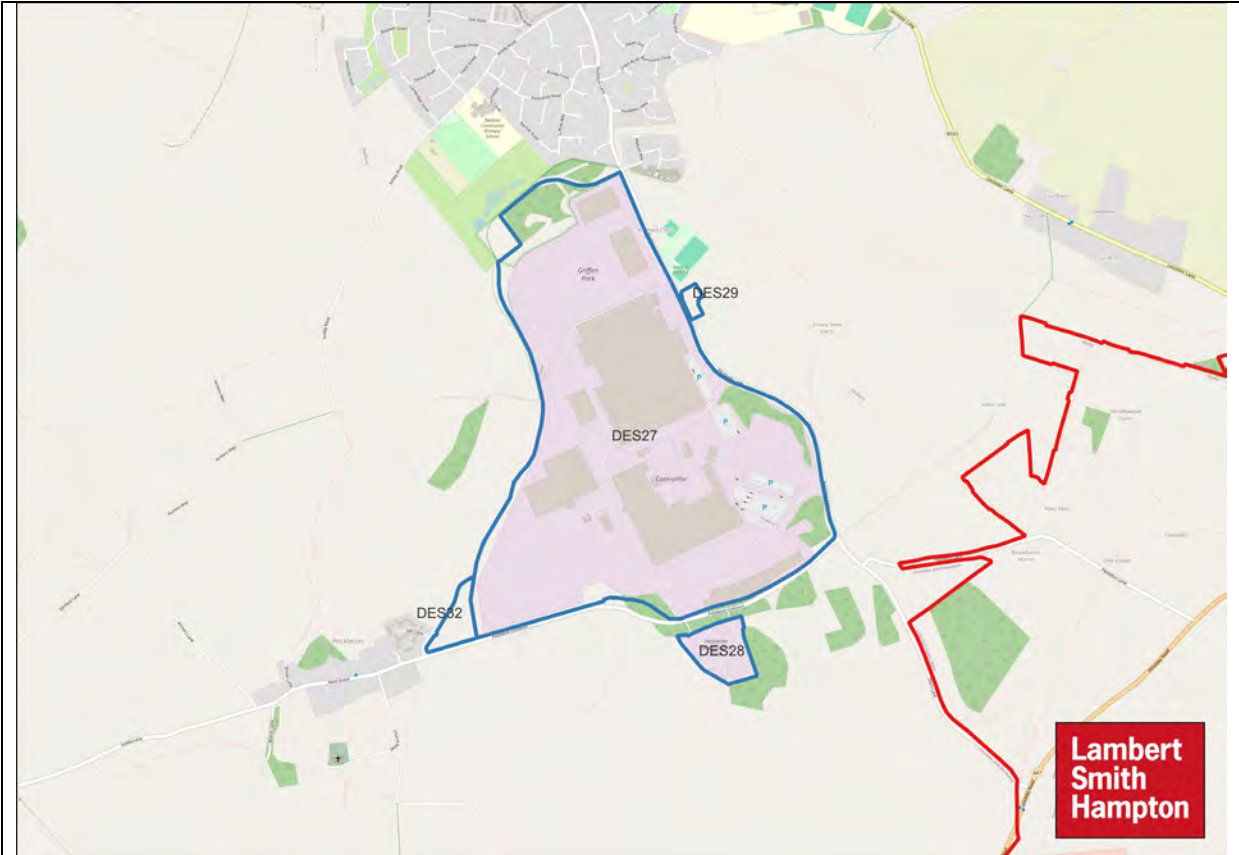
Site Ref.	CAR01
Description	Small, isolated office and industrial estate
Occupier(s)	Various including PDC Digital
Percent Occupied	100%
Prominence	Low
Current Use	Office and industrial units
Size, ha	1.05
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	12.5
Distance to A-road, km	3.2
Distance to Rail Station, km	16.4
Distance to Bus Stop, km	0.6
Car Parking	Moderate
Servicing	Poor
Constraints	Rural location
Critical Mass	No
Other Information	None
Recommendation	B

**Congerstone**



<b>Address</b>	<b>Sinnott Storage, Ivy House Farm, Congerstone</b>
Site Ref.	CON01
Description	Self-storage containers beside farm buildings
Occupier(s)	Various
Percentage Occupied	50%
Prominence	Poor
Current Use	Self Storage
Size, ha	0.23
Building Age	N/A
Building Quality	N/A
Access Constraints	None
Distance to Motorway, km	10
Distance to A-road, km	4
Distance to Rail Station, km	12
Distance to Bus Stop, km	0.6
Car Parking	Moderate
Servicing	Limited
Constraints	None
Critical Mass	No
Other Information	Recent scheme
Recommendation	B

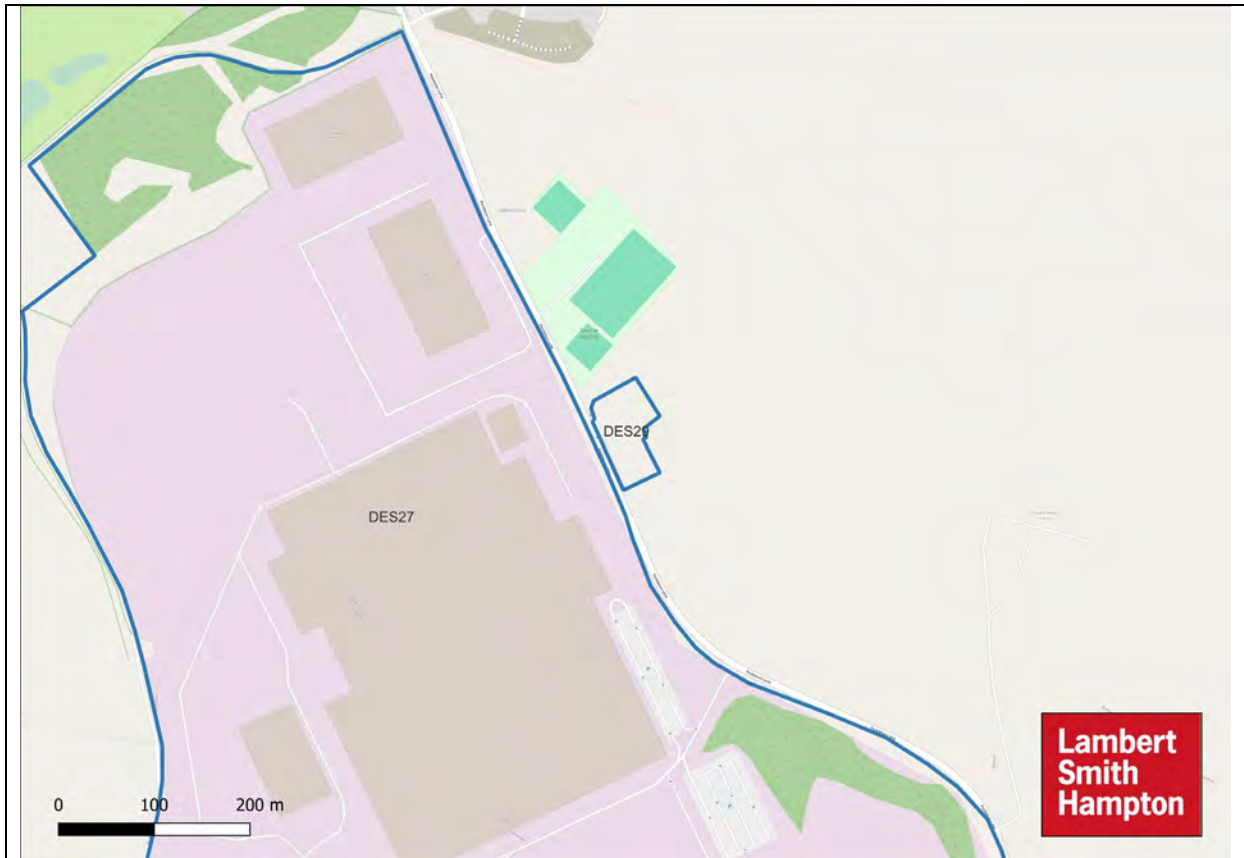
**Desford**



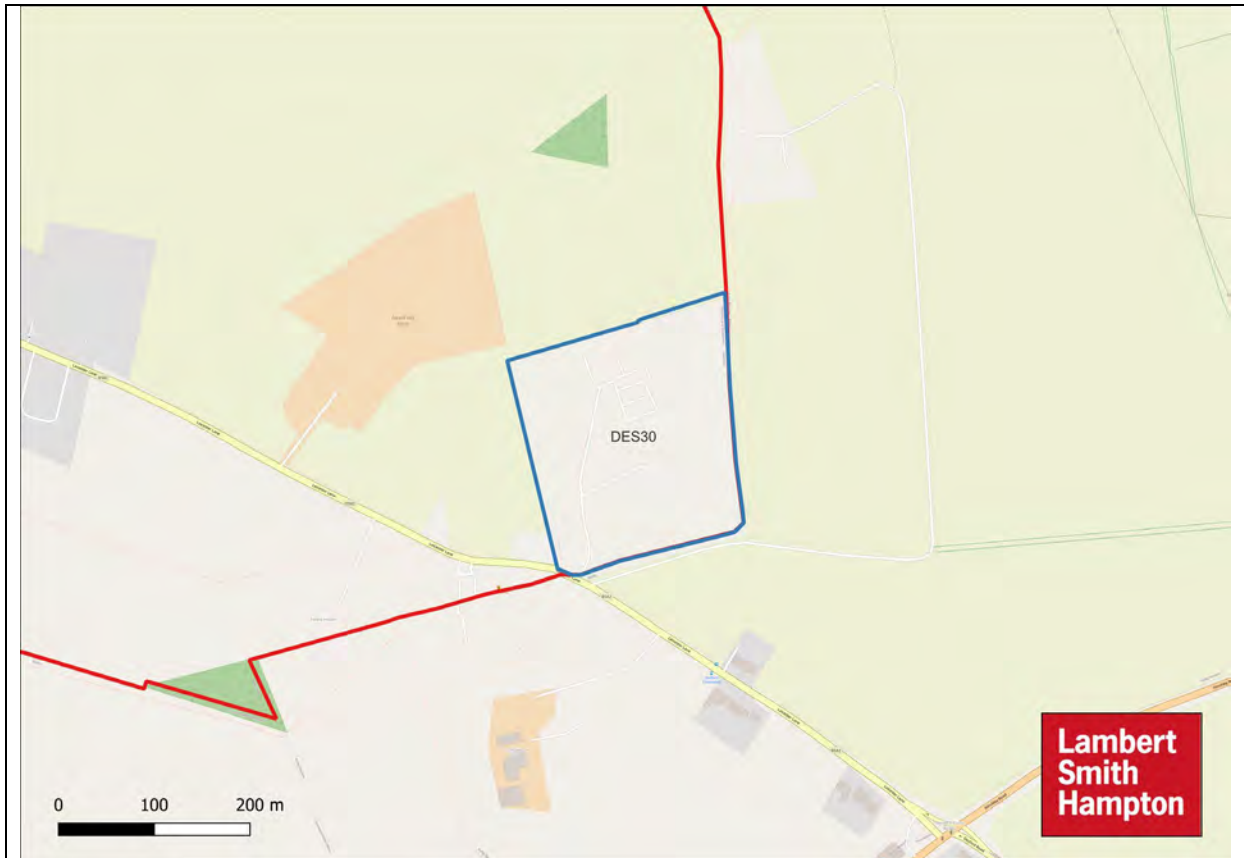
<b>Address</b>	<b>Caterpillar (UK) Ltd, Neovia and Griffen Park, Peckleton Lane, Desford</b>
Site Ref.	DES27
Description	Greenfield site for major employer
Occupier(s)	Caterpillar Building Construction Products and Neovia
Percentage Occupied	100%
Prominence	Moderate
Current Use	Industrial
Size, ha	103.55
Building Age	Modern
Building Quality	Good
Access Constraints	Rural location
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	7
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	Northern end of employment area is being redeveloped as Griffen Park – speculative warehouses
Recommendation	A



Address	Peckleton Lane Business Park, Desford
Site Ref.	DES28
Description	Key local industrial estate (Peckleton Lane Business Park)
Occupier(s)	Various, including Principle (Spiral Projects), SP Sheet Metal
Percentage Occupied	89%
Prominence	Moderate
Current Use	Industrial estate
Size, hectares	3.28
Building Age	Post 1960s
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	7
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	None
Recommendation	A



<b>Address</b>	<b>Highfields Seeds, Peckleton Lane, Desford</b>
Site Ref.	DES29
Description	Single factory/wholesaler
Occupier(s)	Highfields Seeds
Percentage Occupied	100%
Prominence	Low/Moderate
Current Use	Wholesale
Size, ha	0.50
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	Rural location
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	7
Distance to Bus Stop, km	2
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Other Information	None
Recommendation	B



<b>Address</b>	<b>Desford Hall and Coach House, Leicester Lane, Desford</b>
Site Ref.	DES30
Description	Rural business park in converted Victorian hospital (Desford Hall and Coach House)
Occupier(s)	Various
Percentage Occupied	95%
Prominence	Low
Current Use	Office
Size, ha	5.09
Building Age	Historic hall, plus some modern offices
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	7
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	Good quality successful small business centre in a relatively accessible, albeit rural, location.
Recommendation	A





<b>Address</b>	<b>Desford Lane, Newtown Unthank</b>
Site Ref.	DES31
Description	Isolated logistics facility in rural location
Occupier(s)	Main warehouses in the west are occupied by Crown Crest (Poundstretchers). Eastern section comprises a small, multi let scheme of trade/motor repair units
Percentage Occupied	80%
Prominence	Moderate
Current Use	Distribution
Size, ha	14.72
Building Age	Post 1960s/New
Building Quality	Moderate
Access Constraints	Rural location
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	8
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Other Information	Significant rural logistics scheme, housing a major occupier. Scheme should be protected accordingly. Smaller units also appear to be of reasonable quality.
Recommendation	A

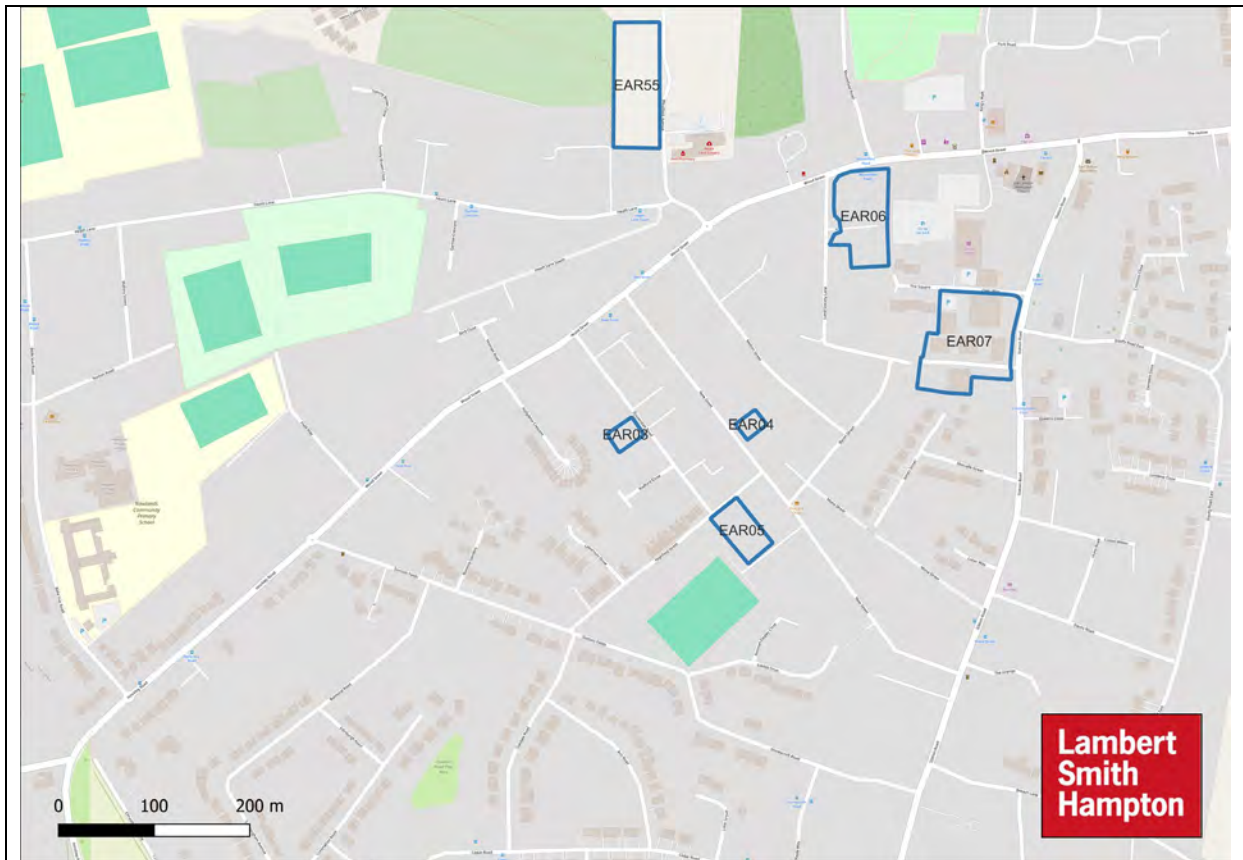


<b>Address</b>	<b>New Farm, Desford Lane, Peckleton</b>
Site Ref.	DES32
Description	Industrial units on edge of Caterpillar site
Occupier(s)	Catley Engineering
Percent Occupied	100%
Prominence	Moderate
Current Use	Industrial
Size, ha	1.81
Building Age	Post 1960s
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	6
Distance to A-road, km	2
Distance to Rail Station, km	14
Distance to Bus Stop, km	2
Car Parking	Moderate
Servicing	Poor
Constraints	None
Critical Mass	Yes
Other Information	None
Recommendation	B

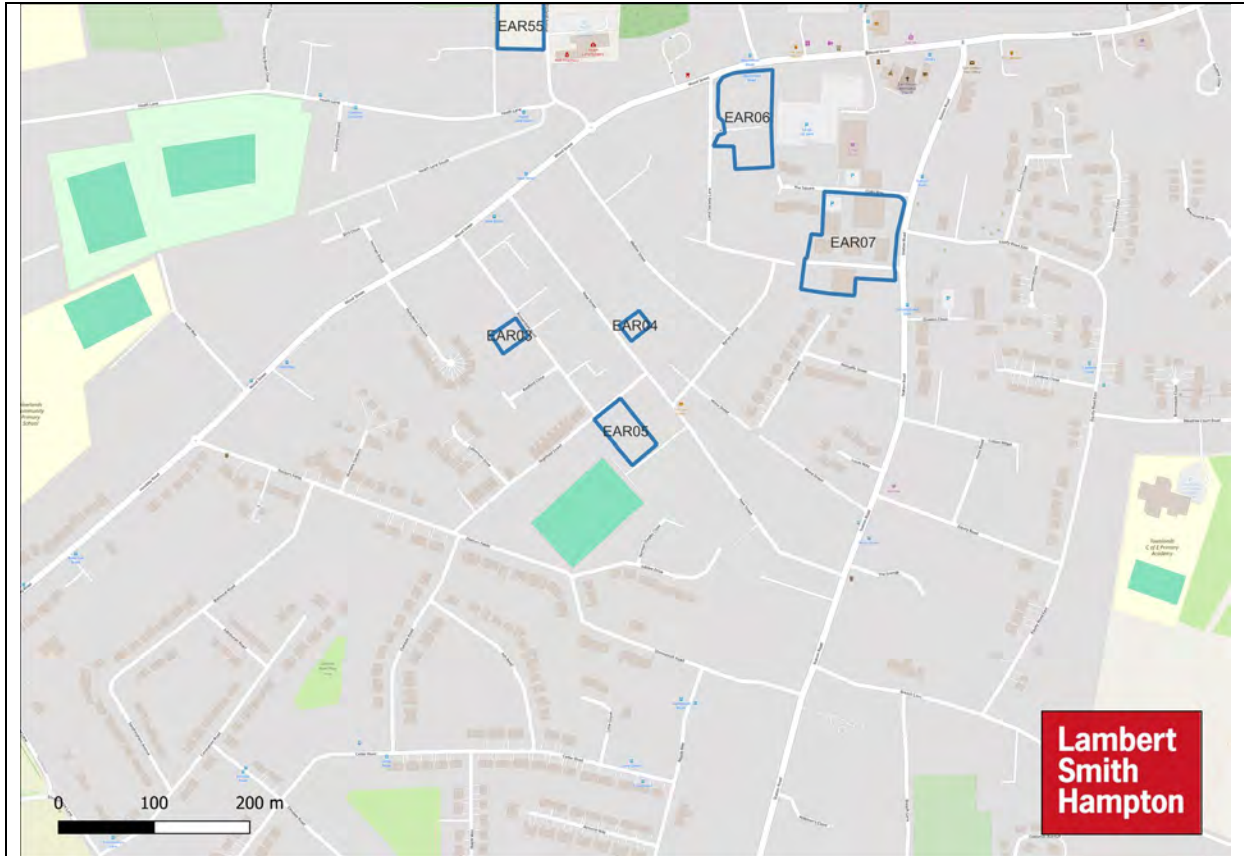


<b>Address</b>	<b>Newtown Grange Farm Business Park, Newtown Unthank</b>
Site Ref.	DES33
Description	Historic farm buildings converted into a modern good quality business complex offering 16 mixed industrial and office units, on a main road, rural location
Occupier(s)	Various including Clarendon and Maverick Blinds
Percentage Occupied	94%
Prominence	High
Current Use	Light industrial, office
Size, ha	0.73
Building Age	Historic
Building Quality	Good
Access Constraints	Access via long narrow driveway which runs to the rear of housing
Distance to Motorway, km	6
Distance to A-road, km	5
Distance to Rail Station, km	15
Distance to Bus Stop, km	0
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	Small, but high-quality rural business park, providing a mix of office and light industrial space not readily found in surrounding settlements. Scheme serves a wide rural and suburban catchment. Scheme should be protected as a priority.
Recommendation	A

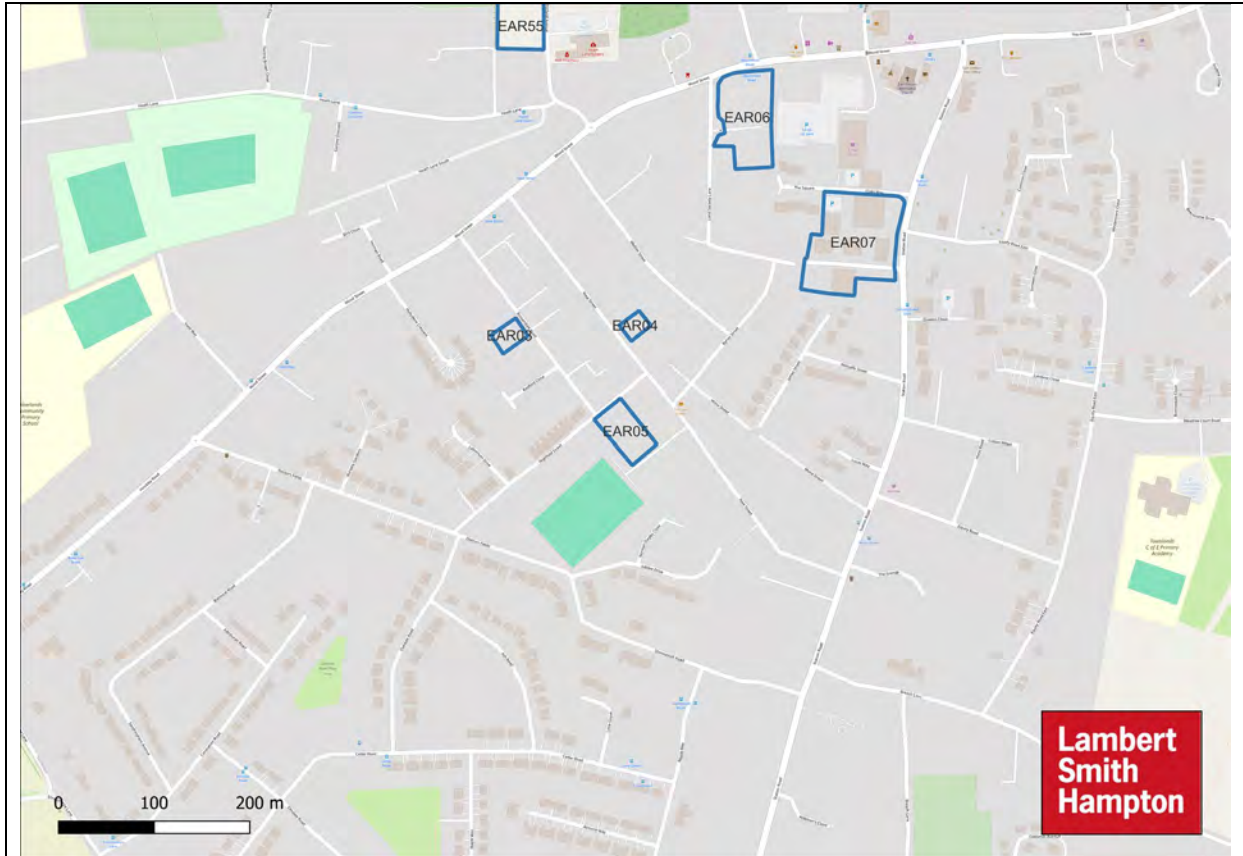
**Earl Shilton**



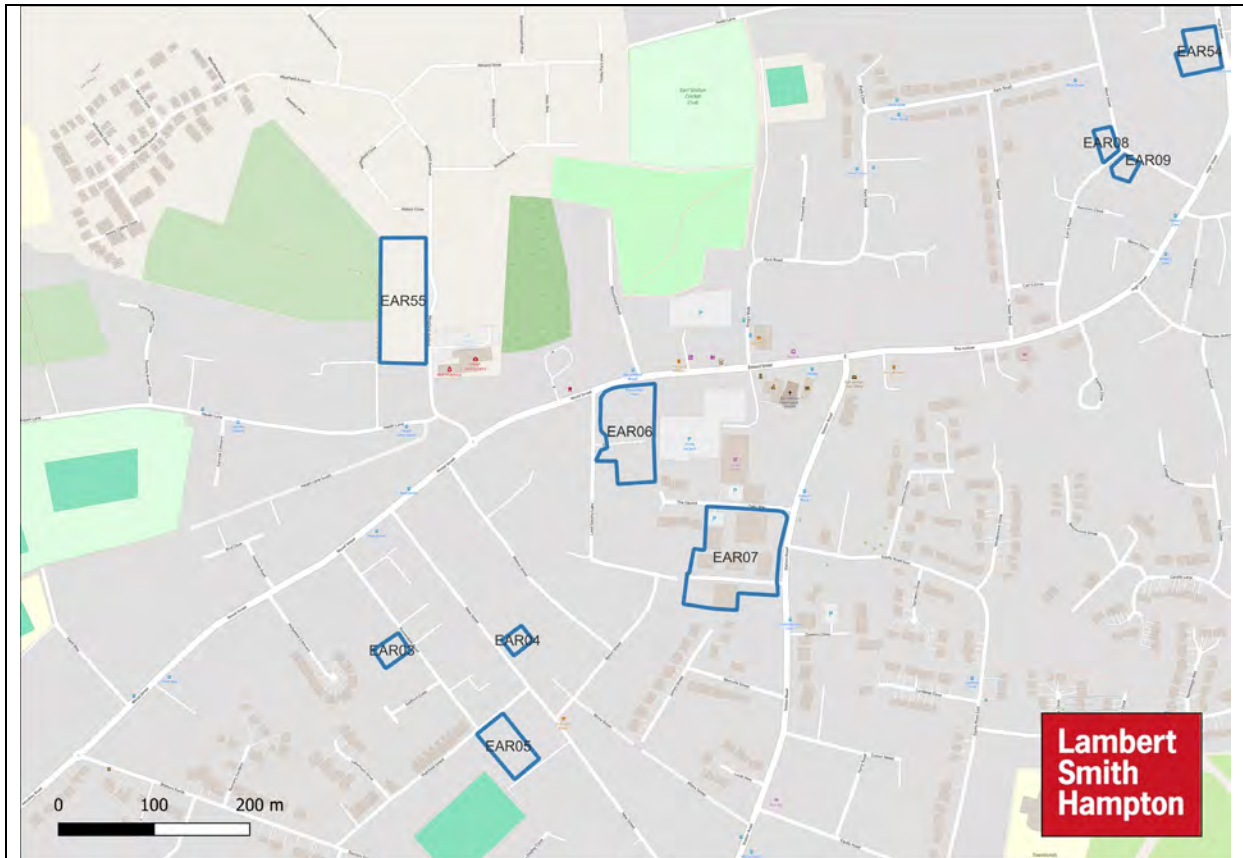
<b>Address</b>	<b>Telephone Exchange, Rossendale Road, Earl Shilton</b>
Site Ref.	EAR03
Description	Telephone exchange and depot in a primarily residential area
Occupier(s)	British Telecom
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	0.07
Building Age	Pre 1960
Building Quality	Moderate
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	5
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Other Information	Active BT facility.
Recommendation	C



<b>Address</b>	<b>Gamma House, New Street, Earl Shilton</b>
Site Ref.	EAR04
Description	Solus industrial unit in a primarily residential area
Occupier(s)	Gamma House
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	0.05
Building Age	Pre 1960
Building Quality	Moderate
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	5
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Other Information	None
Recommendation	C



<b>Address</b>	<b>Churchill Works, Highfield Street, Earl Shilton</b>
Site Ref.	EAR05
Description	Small workshops on edge of town centre
Occupier(s)	Various
Percentage Occupied	80%
Prominence	Low
Current Use	Light industrial
Size, ha	0.22
Building Age	Historic
Building Quality	Poor
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	5
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Other Information	Outdated industrial buildings (size and configuration) in a town centre location, with limited commercial demand and poor access. Its loss would have limited impact on employment supply. However, the current use appears to have minimal impact on neighbouring residential amenity.
Recommendation	C

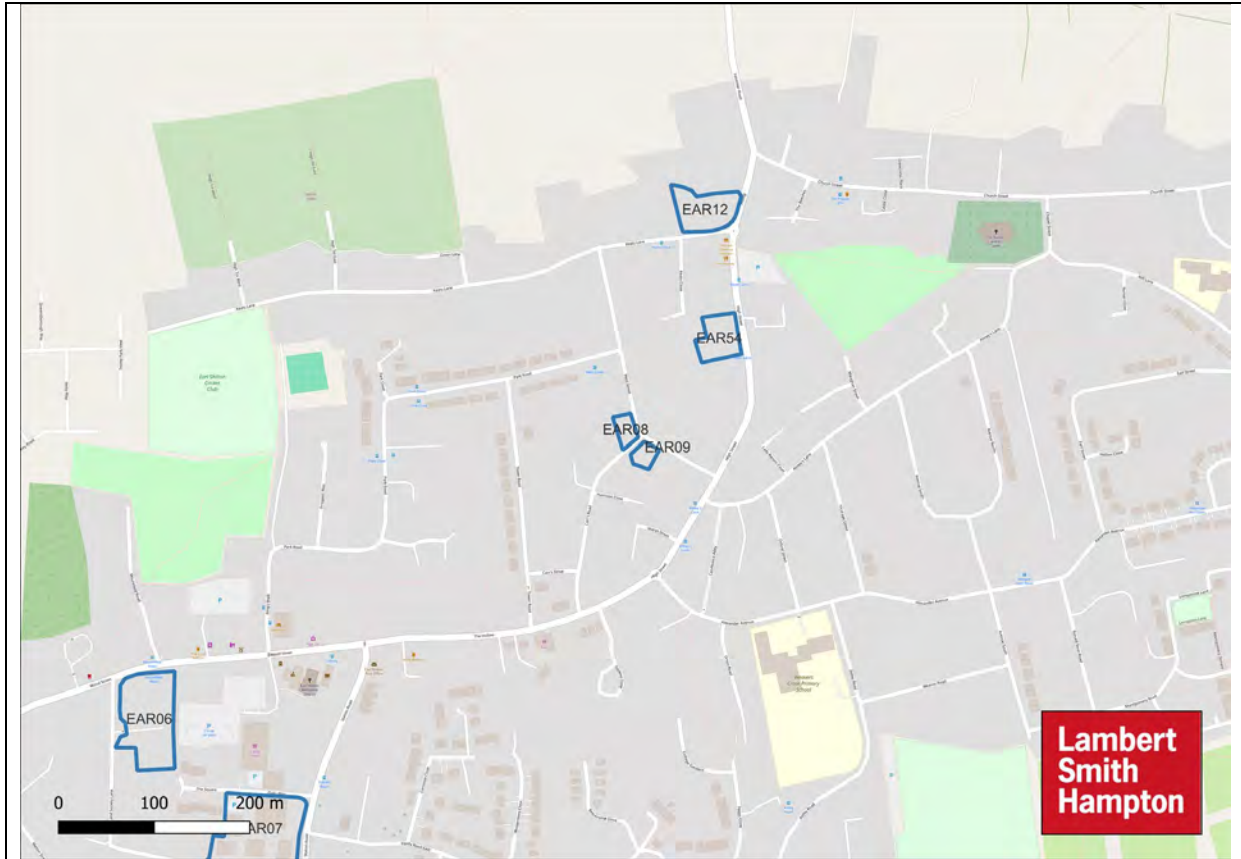


<b>Address</b>	<b>Factory Units, Wood Street, Earl Shilton</b>
Site Ref.	EAR06
Description	Small units on edge of town centre
Occupier(s)	B.S. Labels
Percentage Occupied	100%
Prominence	Moderate
Current Use	Light industrial
Size, ha	0.51
Building Age	1970/80s
Building Quality	Moderate
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	5
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Other Information	Modern industrial workshops in an edge of centre location. The units are suitable for small local businesses. Adequate access and servicing areas. The overall scale of the site is suitable for its location.
Recommendation	B

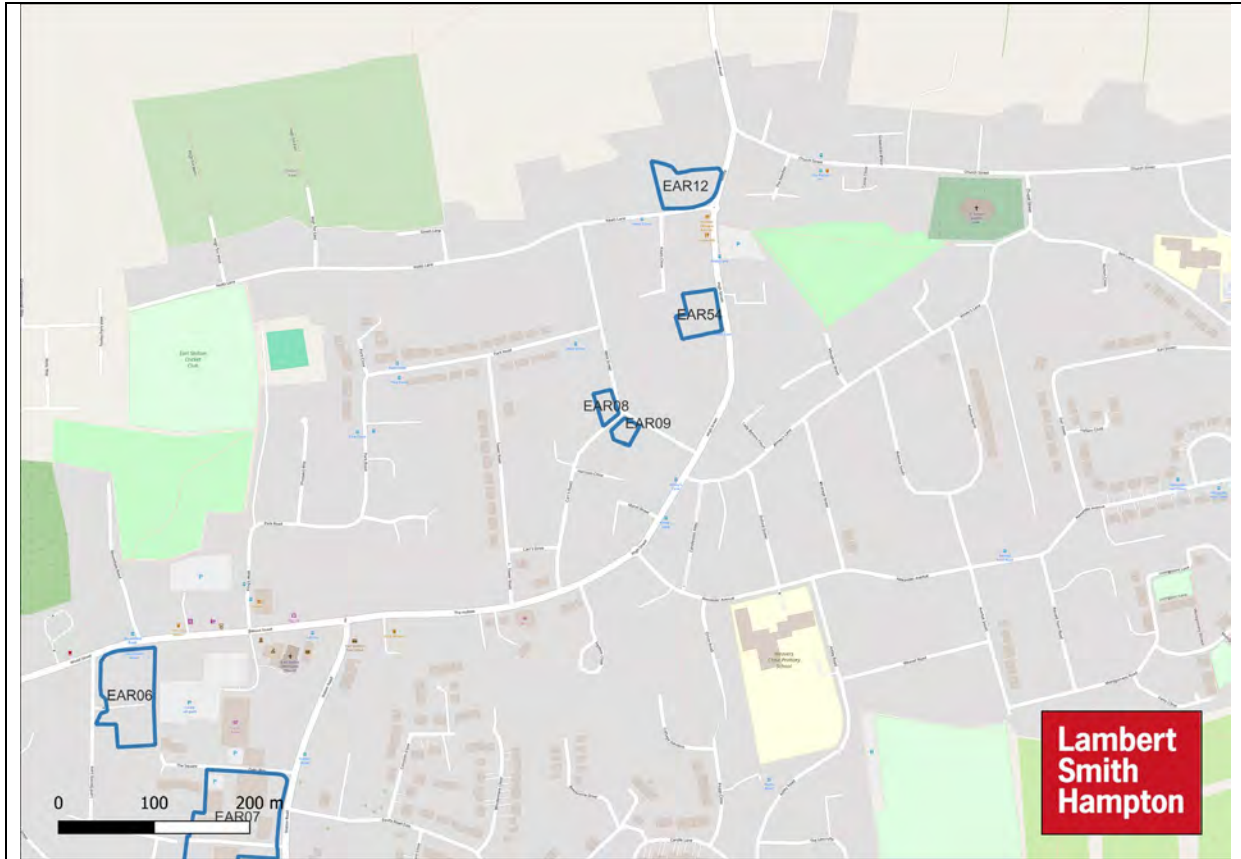


<b>Address</b>	<b>Oaks Industrial Estate, Station Road, Earl Shilton</b>
Site Ref.	EAR07
Description	Small, modern industrial estate in town centre
Occupier(s)	Various including Royal Mail and Detail Precision Engineering
Percentage Occupied	95%
Prominence	Low
Current Use	Industrial estate
Size, ha	0.86
Building Age	Modern
Building Quality	Good
Access Constraints	Town centre
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	6
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	Retain for employment. A key local employment site, although not ideally located. However, site is of an appropriate scale for such a town centre location.
Recommendation	A

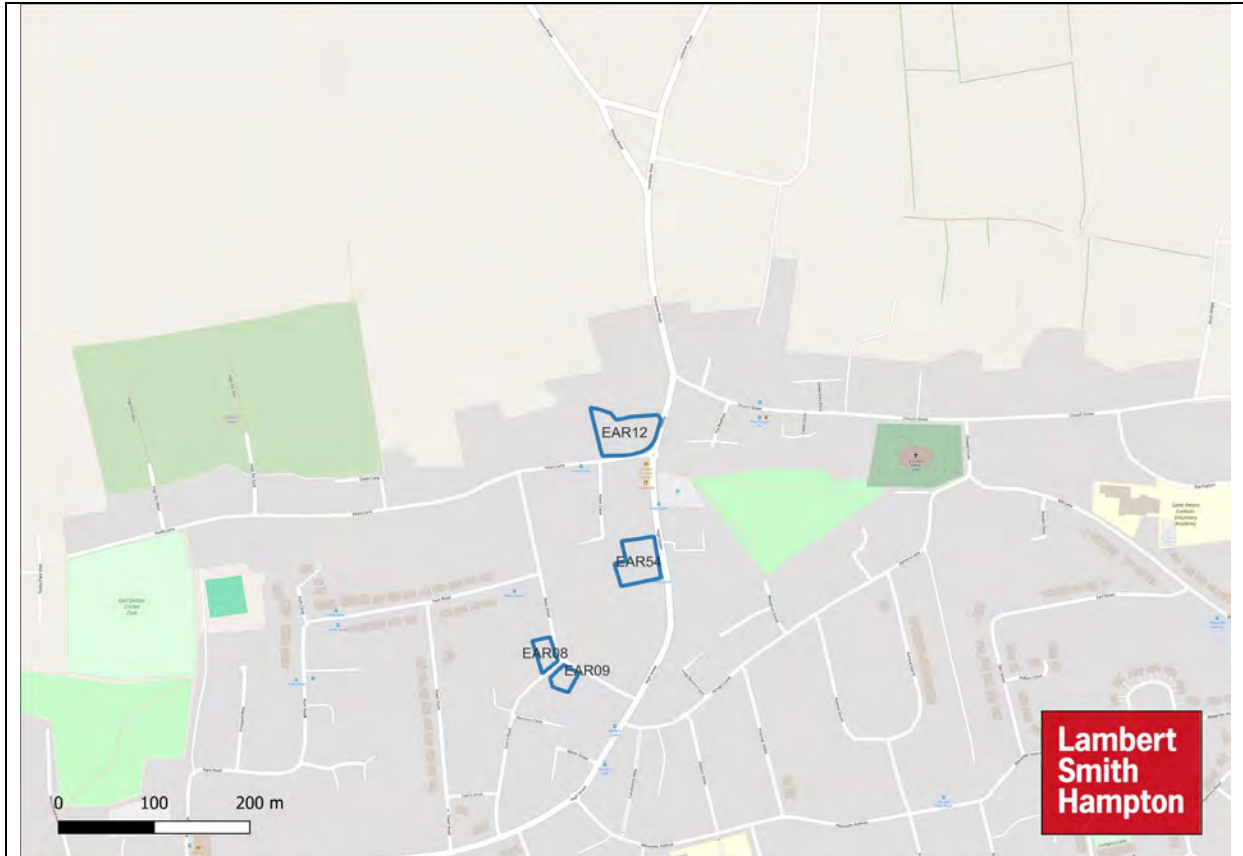




<b>Address</b>	<b>Factory, West Street, Earl Shilton</b>
Site Ref.	EAR08
Description	Small unit on edge of town
Occupier(s)	Scantex
Percentage Occupied	100%
Prominence	Low
Current Use	Light Industrial
Size, ha	0.06
Building Age	Pre 1960's
Building Quality	Moderate/ Poor
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	6
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Other Information	Site already has some new residential development. Its loss would have limited impact on the employment land supply.
Recommendation	C



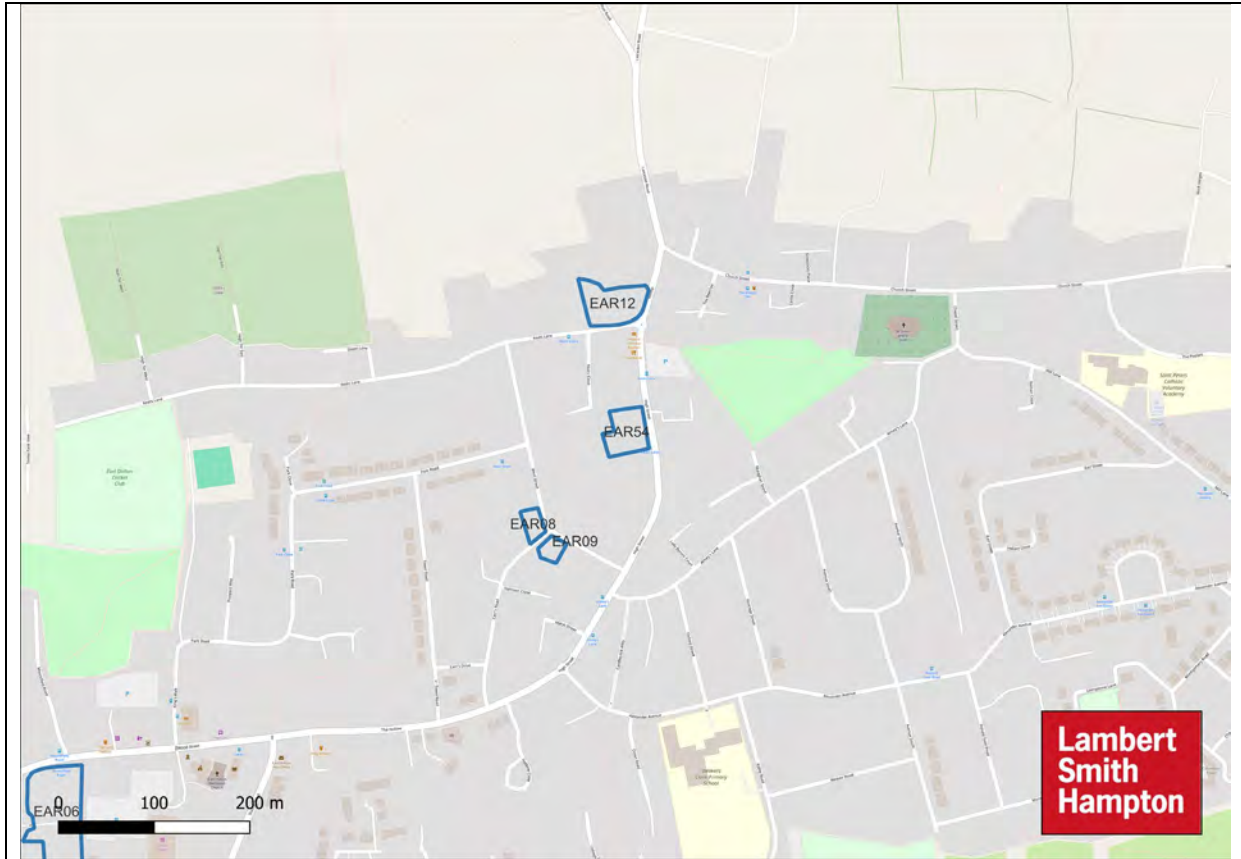
<b>Address</b>	<b>Works, South of West Street, Earl Shilton</b>
Site Ref.	EAR09
Description	Two storey industrial premises on edge of town – ‘Gildor House’
Occupier(s)	Inspiration
Percentage Occupied	100%
Prominence	Low
Current Use	Light Industrial
Size, ha	0.05
Building Age	Pre 1960’s
Building Quality	Moderate
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	6
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Other Information	Outdated, isolated building in a residential location. Most of the site has now been redeveloped for housing.
Recommendation	C



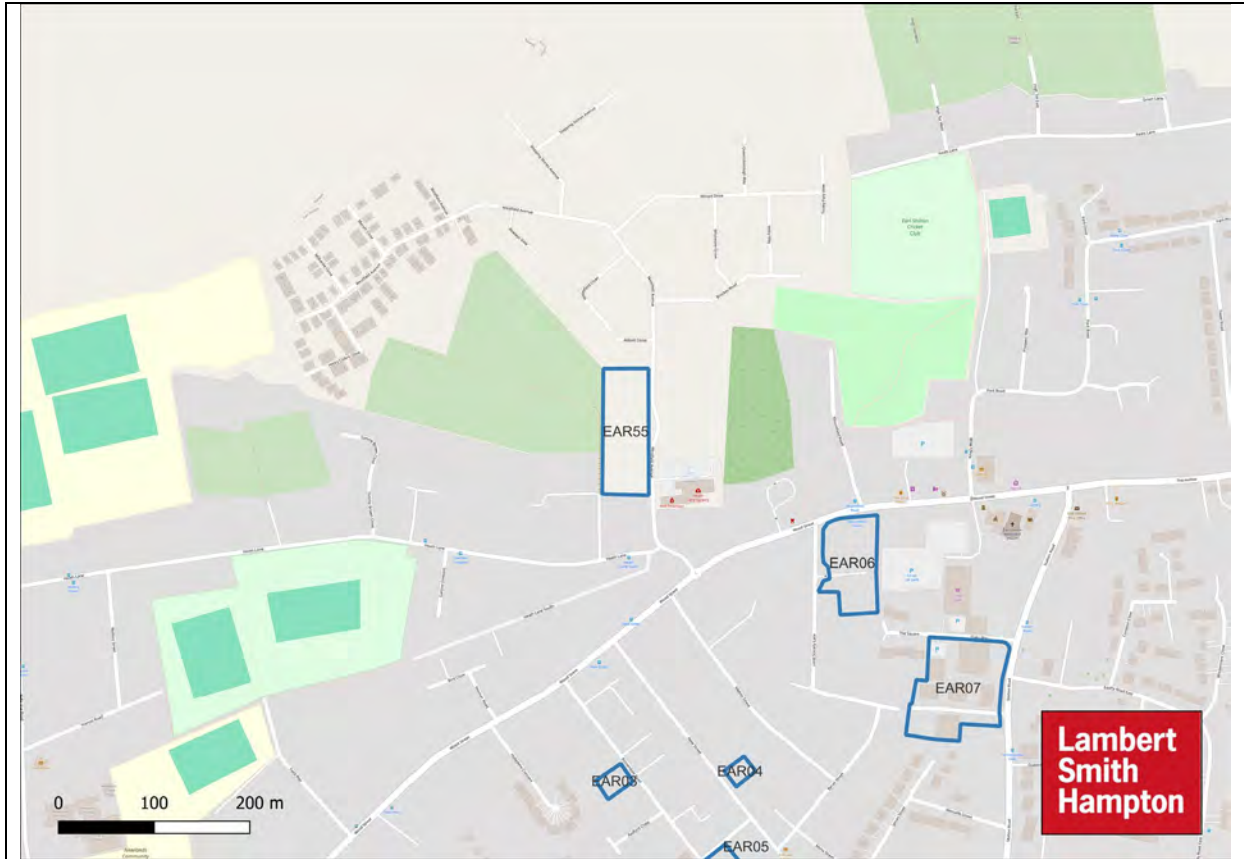
<b>Address</b>	<b>West of Hill Top, Earl Shilton</b>
Site Ref.	EAR12
Description	Small industrial site on edge of town
Occupier(s)	Various including IES Group
Percentage Occupied	100%
Prominence	Moderate
Current Use	Light industrial/office
Size, ha	0.25
Building Age	Pre 1960's
Building Quality	Moderate/ Poor
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	6
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Other Information	Local employment area and small business space (including Abbey Business Centre and Hill Top Works). Provides small business space in relatively accessible, peripheral location off main route into town. Residential band room/ Lock-up space available in 'Hill Top Works' building.
Recommendation	B



<b>Address</b>	<b>AXIOM Retail Interiors, Leicester Road, Earl Shilton (South of Peckleton)</b>
Site Ref.	EAR13
Description	Single warehouse unit in rural location
Occupier(s)	Axiom Retail Interiors
Percent Occupied	100%
Prominence	Low
Current Use	Industrial
Size, ha	0.46
Building Age	Post 1960s
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	6
Distance to A-road, km	0
Distance to Rail Station, km	11
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Poor
Constraints	Rural location
Critical Mass	No
Other Information	None
Recommendation	B

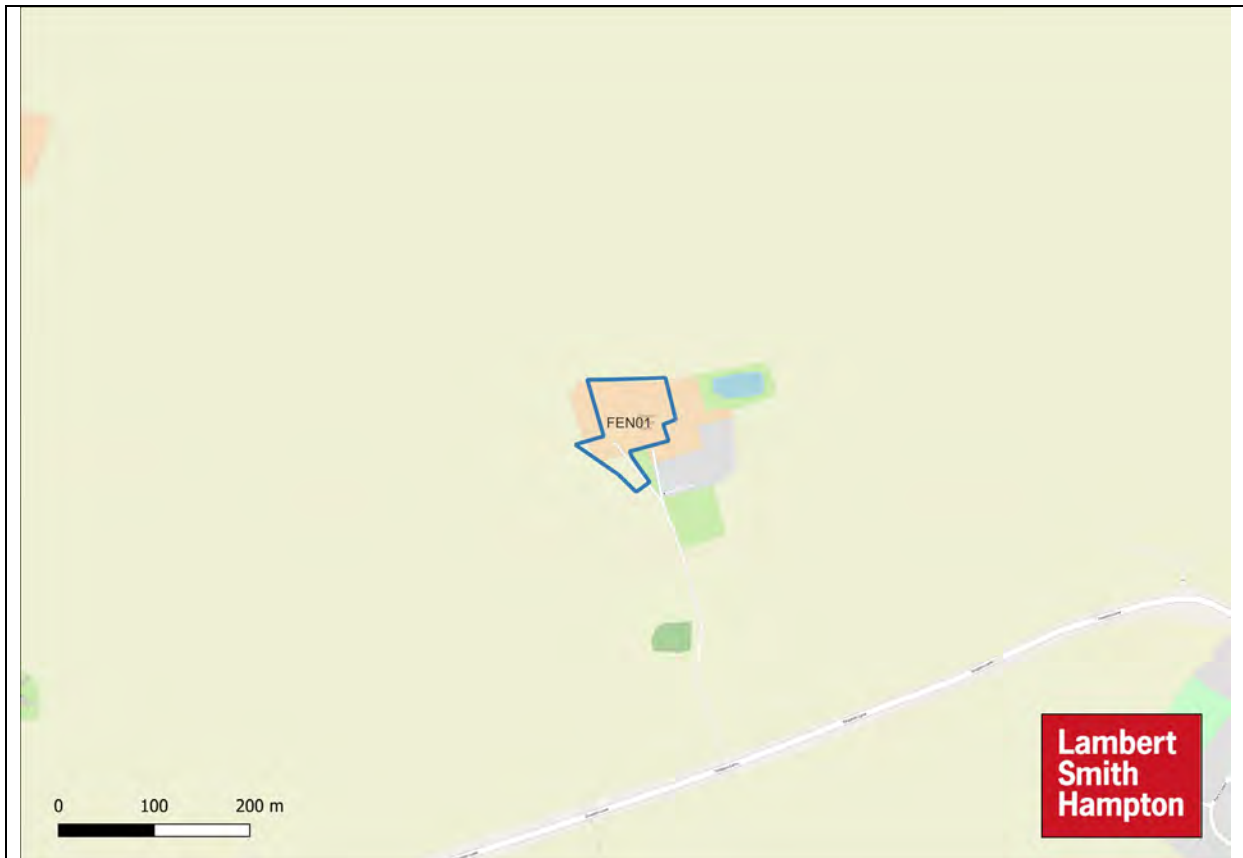


<b>Address</b>	<b>Hilltop Service Station, High Street, Earl Shilton</b>
Site Ref.	EAR54
Description	Workshop Unit
Occupier(s)	Hilltop Service Station
Percentage Occupied	100%
Prominence	Moderate
Current Use	Light industrial
Size, ha	0.18
Building Age	Pre 1960
Building Quality	Moderate
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	6
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Other Information	Outdated building (size and configuration) on the edge of the town centre, with poor access. Its loss would have little impact on the land supply of Earl Shilton and the Borough. To the south land has been redeveloped into an extra-care facility known as 'Kingsfield Court'.
Recommendation	C



<b>Address</b>	<b>Avant Homes, Westfield Farm, Earl Shilton</b>
Site Ref.	EAR55
Description	Greenfield site adjoining new housing development and health clinic
Occupier(s)	None
Percentage Occupied	0%
Prominence	Low
Current Use	None
Size, ha	0.62
Building Age	N/A
Building Quality	N/A
Access Constraints	Direct access to A5
Distance to Motorway, km	10
Distance to A-road, km	2
Distance to Rail Station, km	7
Distance to Bus Stop, km	0.2
Car Parking	Moderate
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	Housing development well progressed but no agreed mechanism for development of employment element of scheme.
Recommendation	A

**Fenny Drayton**



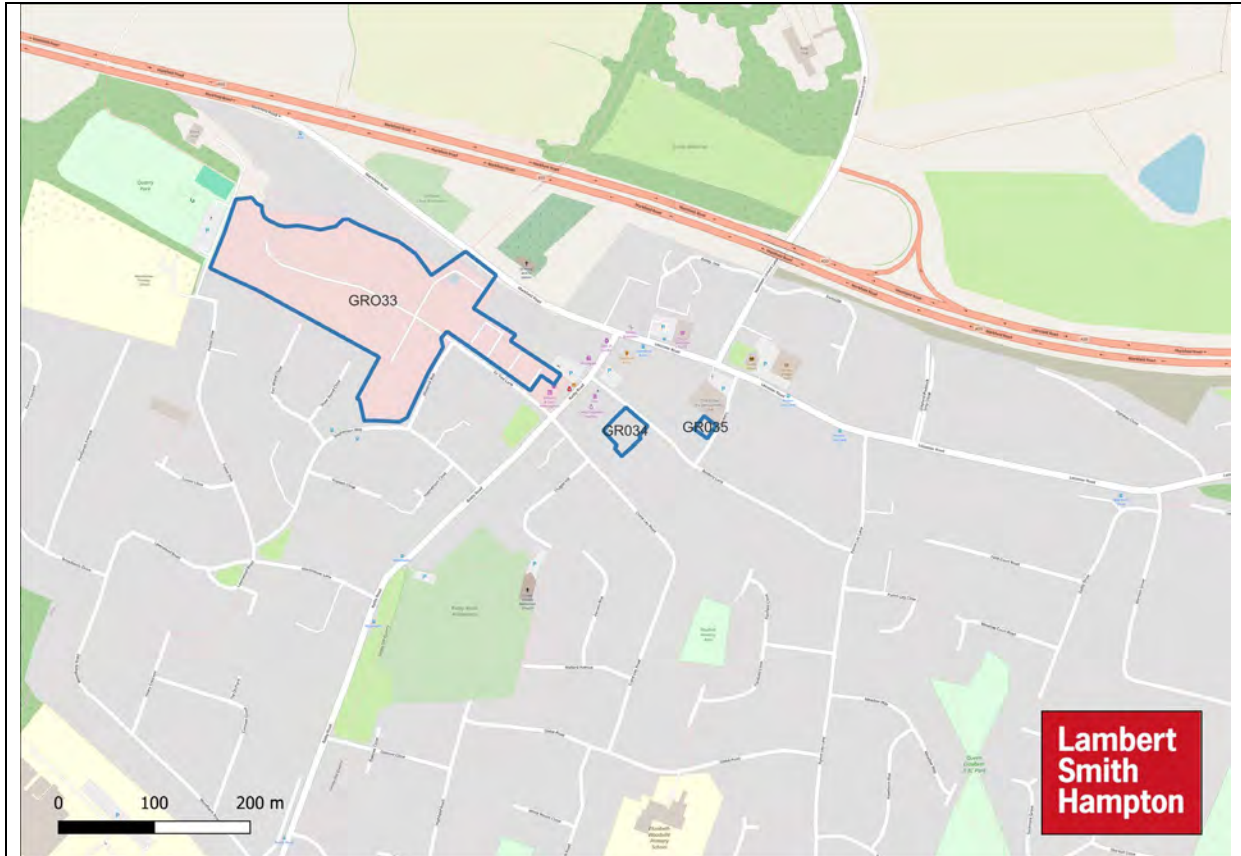
<b>Address</b>	<b>Extra Room Self Storage, Drayton Lane, Fenny Drayton</b>
Site Ref.	FEN01
Description	Isolated storage facility in rural location
Occupier(s)	Extra Room Self Storage
Percent Occupied	100%
Prominence	Low
Current Use	Storage
Size, ha	0.70
Building Age	Modern
Building Quality	Good
Access Constraints	Access via private rural road
Distance to Motorway, km	12
Distance to A-road, km	1
Distance to Rail Station, km	5
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	Access difficulties
Critical Mass	No
Other Information	Located on Drayton Grange Farm
Recommendation	B

**Groby**



<b>Address</b>	<b>Groby Trading Estate, Fir Tree Lane, Groby</b>
Site Ref.	GRO33
Description	Small business park in the town centre
Occupier(s)	Various, including Druce
Percentage Occupied	100%
Prominence	Low
Current Use	Industrial estate/business park
Size, ha	3.35
Building Age	Modern
Building Quality	Various – moderate
Access Constraints	In residential/services area
Distance to Motorway, km	3
Distance to A-road, km	1
Distance to Rail Station, km	8
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	Tight, residential location
Critical Mass	Yes





<b>Address</b>	<b>Walker-Smiths Haulage Site, Rookery Lane, Groby</b>
Site Ref.	GRO34
Description	Small factory in village centre
Occupier(s)	APT Leicester
Percentage Occupied	100%
Prominence	Low
Current Use	Light Industrial
Size, ha	0.12
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	In residential area
Distance to Motorway, km	3
Distance to A-road, km	1
Distance to Rail Station, km	8
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	Tight, residential location Conservation Area
Critical Mass	No
Other Information	In the Groby Conservation Area Very small, low quality industrial unit in a primarily residential area. Its loss would have little impact on the wider land supply of Groby and the Borough.
Recommendation	C

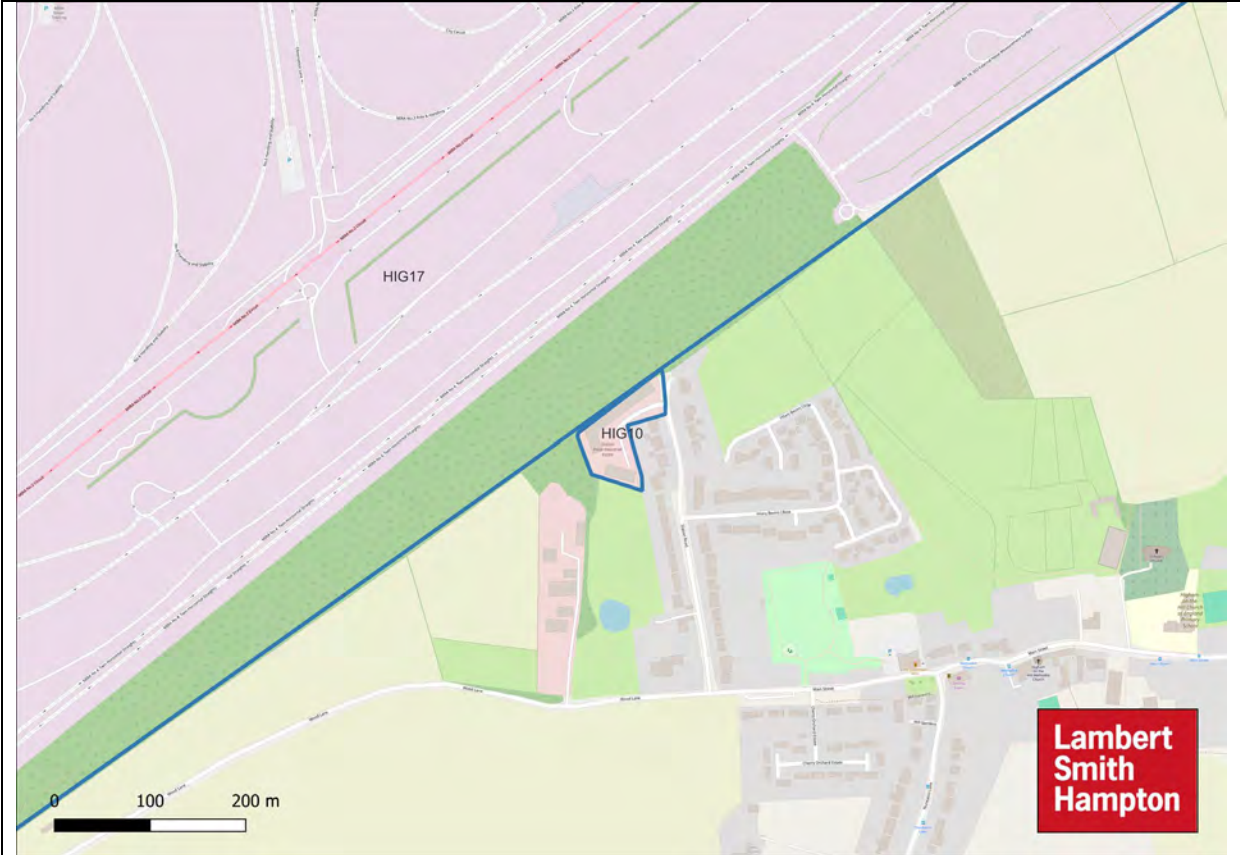


Address	Workshops, The Rookery, Groby
Site Ref.	GRO35
Description	Small workshop in village centre
Occupier(s)	Unknown
Percentage Occupied	Unknown
Prominence	Low
Current Use	Light industrial
Size, ha	0.03
Building Age	1960s
Building Quality	Poor
Access Constraints	In residential area
Distance to Motorway, km	3
Distance to A-road, km	1
Distance to Rail Station, km	8
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	Tight, residential location Conservation Area
Critical Mass	No
Other Information	In the Groby Conservation Area Part of site redeveloped for housing. Its loss would have little impact on the land supply of Groby and the Borough.
Recommendation	C

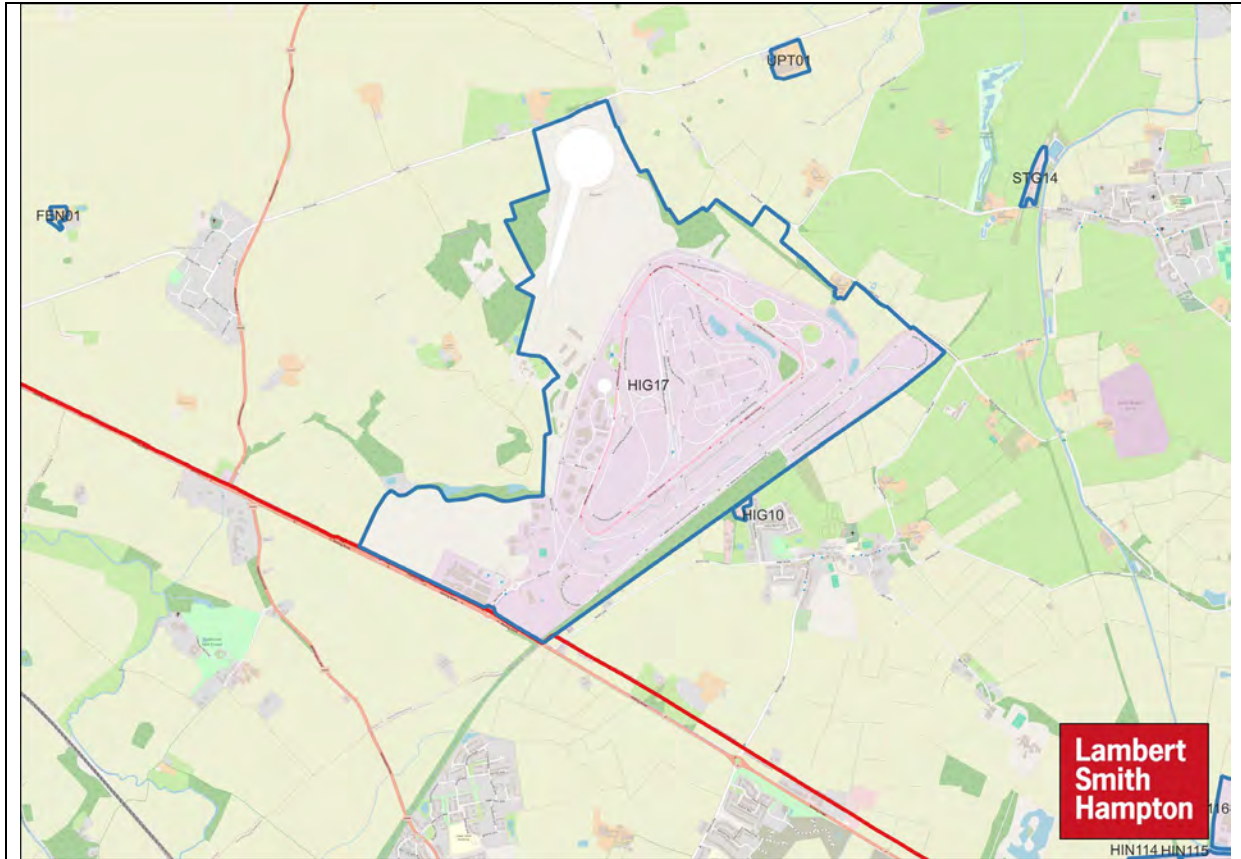


<b>Address</b>	<b>Kell Properties, Markfield Road, Groby</b>
Site Ref.	GRO51
Description	Isolated warehouse on outskirts of the settlement
Occupier(s)	Keltruck
Percentage Occupied	100%
Prominence	High
Current Use	Warehouse
Size, ha	1.41
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	3
Distance to A-road, km	1
Distance to Rail Station, km	8
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Other Information	In a peripheral, accessible location suited to business use.
Recommendation	B

## Higham on the Hill



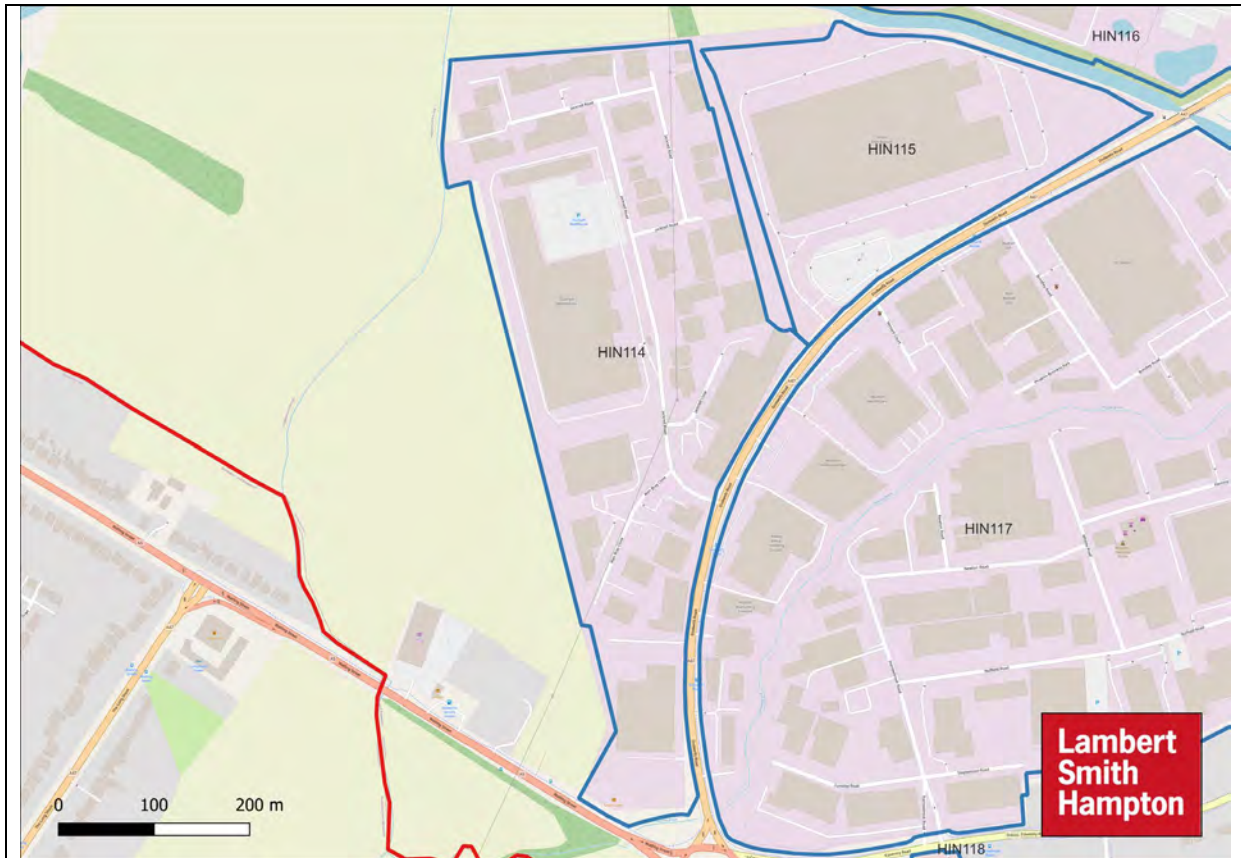
<b>Address</b>	<b>Industrial Estate, West of Station Road, Higham on the Hill</b>
Site Ref.	HIG10
Description	Small, modern industrial estate on edge of village
Occupier(s)	Various, including AMT, CPR
Percentage Occupied	90%
Prominence	Low
Current Use	Industrial estate
Size, ha	0.52
Building Age	Modern
Building Quality	Moderate
Access Constraints	Through rural/residential roads, at dead end
Distance to Motorway, km	8
Distance to A-road, km	1
Distance to Rail Station, km	3
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	Retain for employment uses. Key rural employment site.
Percent Other Uses Allowed	0



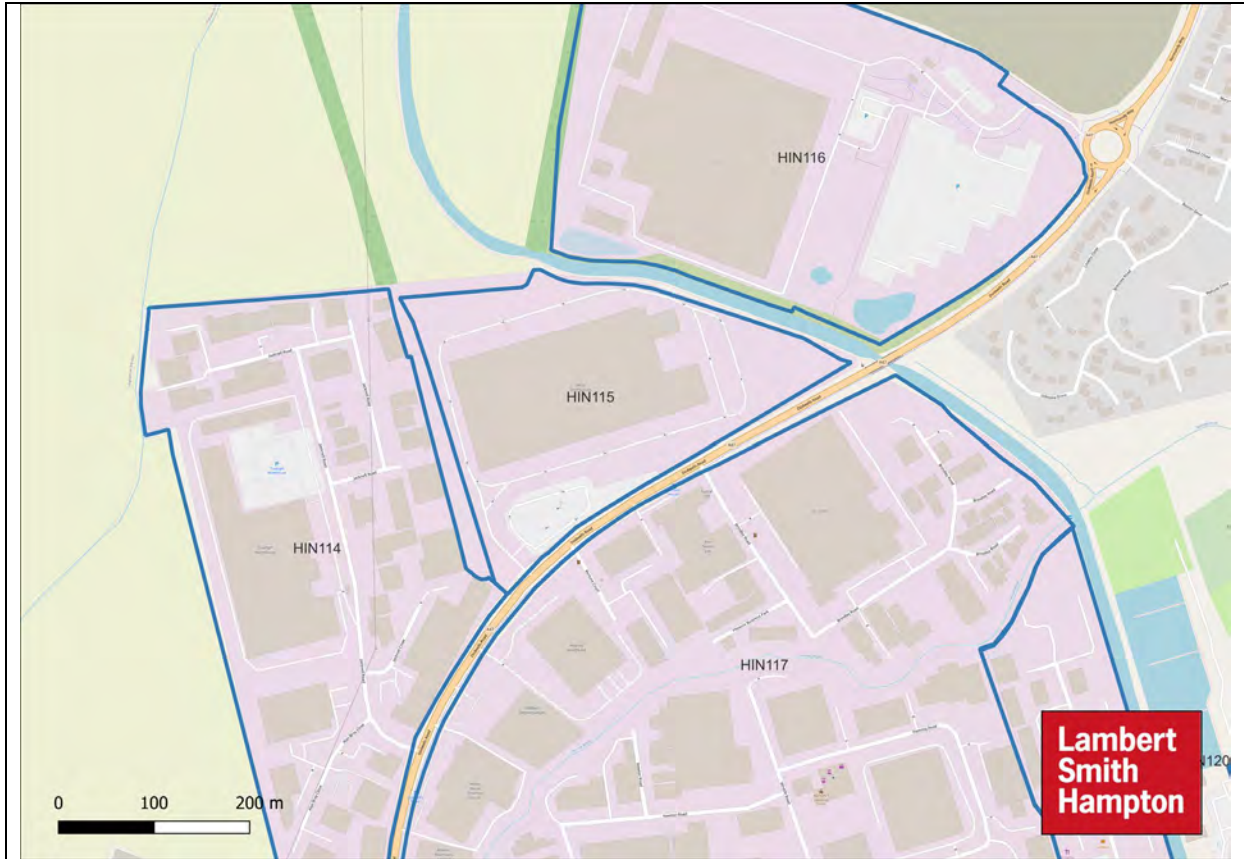
<b>Address</b>	<b>MIRA, Watling Street, Higham on the Hill</b>
Site Ref.	HIG17
Description	Greenfield site, contains range of buildings as well as test tracks
Occupier(s)	Horiba MIRA and other automotive research and engineering companies including Aston Martin, Bentley, Bosch, Continental, Goodyear, Honda, Jaguar Land Rover, Lockheed Martin, Toyota, Triumph as well as facilities for Coventry University and the University of Leicester.
Percentage Occupied	85%
Prominence	High
Current Use	Specialist industrial, office and test track uses
Size, hectares	332.17
Building Age	Various – Mostly modern and new build
Building Quality	Various
Access Constraints	Backland parts of estate have poor access
Distance to Motorway, km	8
Distance to A-road, km	1
Distance to Rail Station, km	3
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes

Other Information	<p>MIRA was awarded Enterprise Zone status in 2011. Occupancy within the Enterprise Zone will be limited to companies in a range of transport sectors including automotive, aerospace, rail and defence</p> <p>It also has outline planning permission (App No. 11/00360/OUT, plus various Discharge of Conditions Consents) for a business technology campus comprising a MIRA headquarters facility; 132,716 sqm of office, research and manufacturing facilities; a 4,500 sqm C1 hotel; 500 sqm of A1 retail; 1,000 sqm of A3 restaurants and cafes and 1,000 sqm of D2 indoor and outdoor leisure.in the southern part of the estate which fronts the A5.</p> <p>Only 34.03 ha will be developed for employment uses with the present planning permission. The full MIRA site will be allocated as an employment development site in the Council's Site Allocations document.</p> <p>In late 2018, MIRA also received consent for <i>“Construction of a Connected and Autonomous Vehicle (CAV) testing track, a control tower and storage building, ground works, landscaping and associated infrastructure”</i> (App No. 18/00425/FUL, plus various Discharge of Conditions Consents)</p> <p>15 consents for new buildings on the Site, which have been completed, plus two others which have commenced. These have delivered/are delivering 17,532 sqm of new floorspace since 2012.</p> <p>Current multi-let space comprises some 23,000 sqm in 63 workshops and 16 office suites. Further development opportunity land, the Southern Manufacturing Sector, lies south of the A5, just outside of the Borough</p>
Recommendation	A

## Hinckley



<b>Address</b>	<b>Dodwells Bridge Industrial Estate, Jacknell Road, Hinckley</b>
Site Ref.	HIN114
Description	Key industrial estate for Hinckley/Borough
Occupier(s)	Various, including Sigma and Hazchem Network
Percentage Occupied	98%
Prominence	High
Current Use	Industrial estate
Size, hectares	16.05
Building Age	Various
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	None
Recommendation	A



<b>Address</b>	<b>Tesco Distribution Depot, Dodwells Road, Hinckley</b>
Site Ref.	HIN115
Description	Key employer for Hinckley/Borough
Occupier(s)	Tesco
Percentage Occupied	100%
Prominence	High
Current Use	Distribution
Size, hectares	7.87
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	None
Recommendation	A

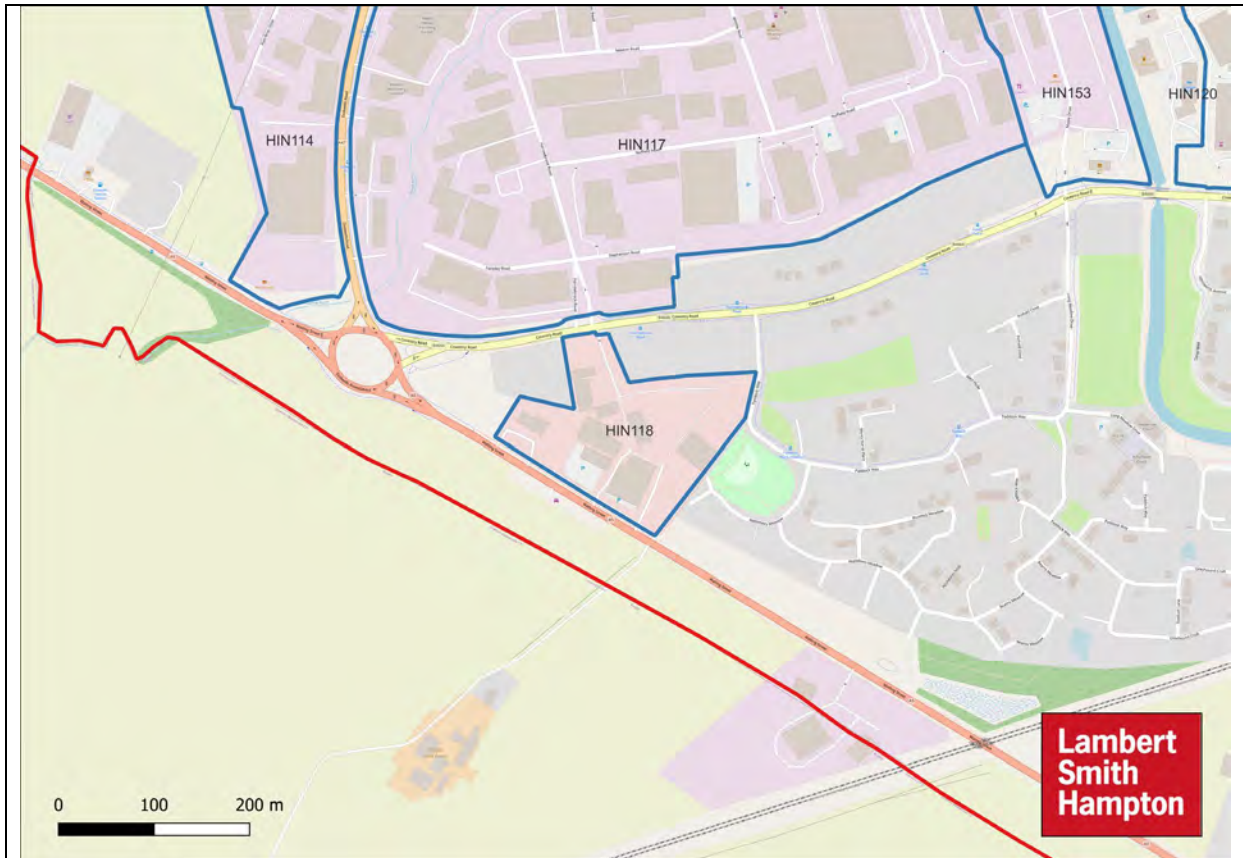




<b>Address</b>	<b>Triumph Motorcycles, Dodwells Road, Hinckley</b>
Site Ref.	HIN116
Description	Key employer for Hinckley/Borough
Occupier(s)	Triumph
Percentage Occupied	100%
Prominence	High
Current Use	Industrial
Size, hectares	15.83
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	None
Recommendation	A



<b>Address</b>	<b>Harrowbrook Industrial Estate, Hinckley</b>
Site Ref.	HIN117
Description	Key industrial estate for Hinckley/Borough
Occupier(s)	Various, including Hammonds and Firecraft
Percentage Occupied	95%
Prominence	High
Current Use	Industrial estate
Size, hectares	36.40
Building Age	Various
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	None
Recommendation	A



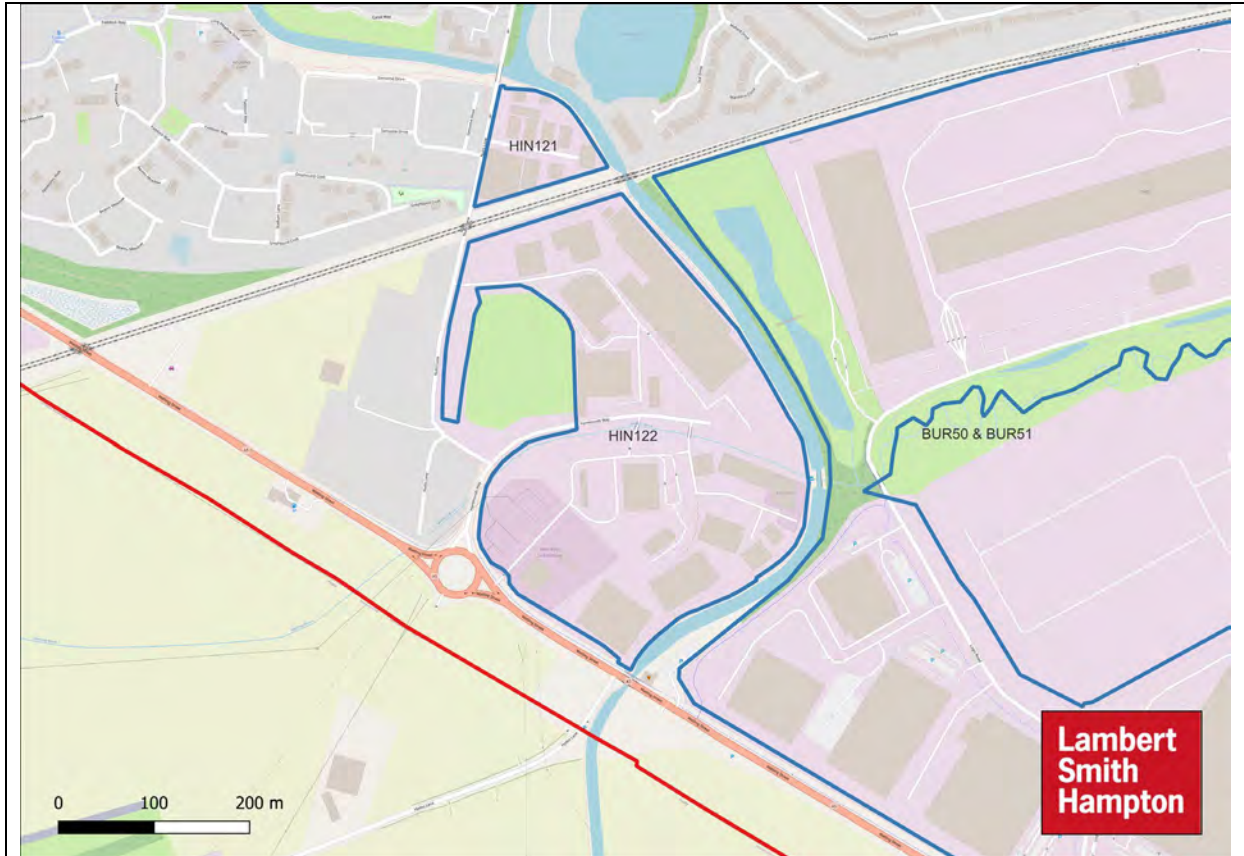
<b>Address</b>	<b>Paynes Garage, South of Coventry Road, Hinckley</b>
Site Ref.	HIN118
Description	Small motor trade related industrial estate close to A5, to west of Hinckley
Occupier(s)	Paynes of Hinckley
Percentage Occupied	100%
Prominence	High
Current Use	Industrial estate/motor garage/cafe
Size, ha	2.91
Building Age	1990s
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	2
Distance to A-road, km	0.5
Distance to Rail Station, km	2
Distance to Bus Stop, km	0.5
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	Well located, accessible small industrial estate on the periphery of town. Provides accommodation for a large employer and small businesses. Site includes ancillary café/take away, fronting A5.
Recommendation	A



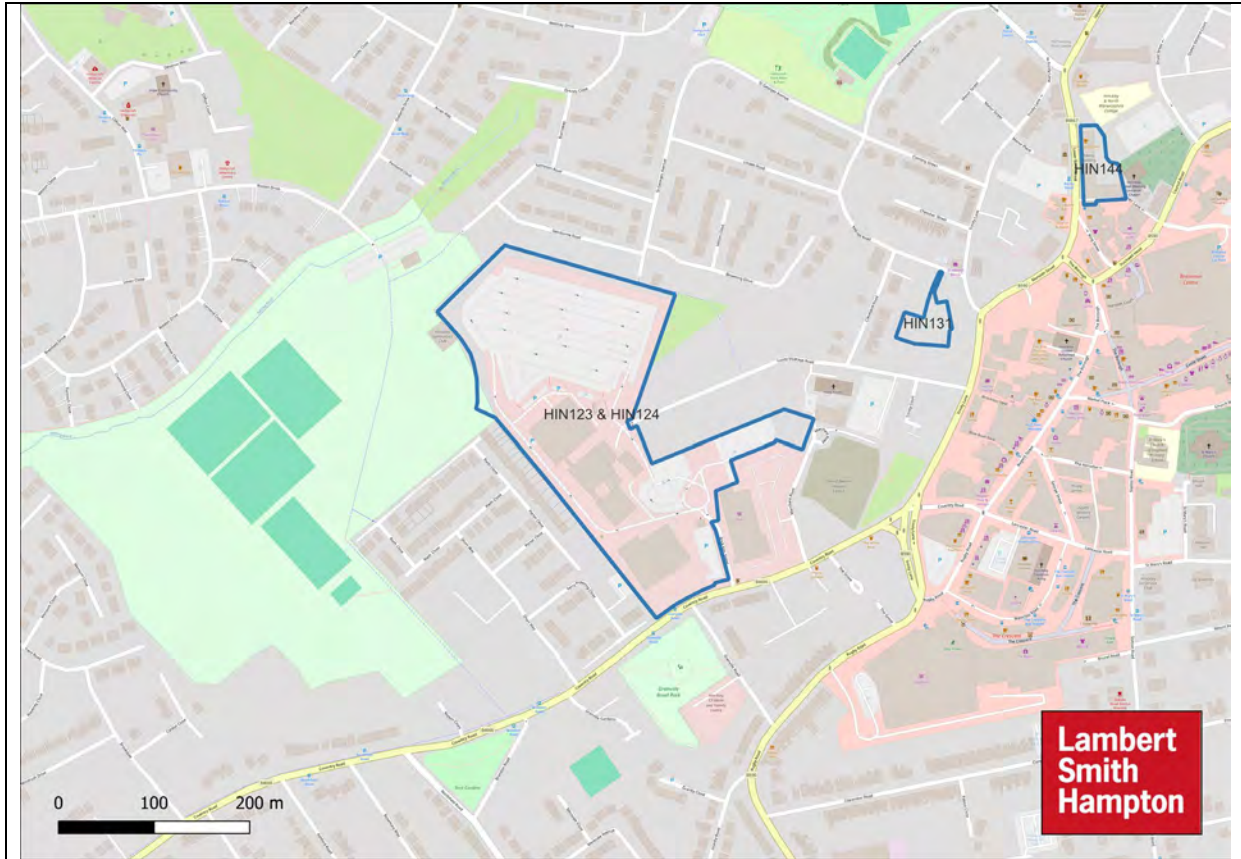
<b>Address</b>	<b>Trinity Motors, North of Coventry Road, Hinckley</b>
Site Ref.	HIN120
Description	Car retail/garage premises
Occupier(s)	Farol Ltd
Percentage Occupied	100%
Prominence	Moderate
Current Use	Motor garage and retail premises
Size, ha	1.58
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	1
Distance to Rail Station, km	3
Distance to Bus Stop, km	0.5
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Other Information	None
Recommendation	B



<b>Address</b>	<b>Nutts Lane Industrial Estate, Hinckley</b>
Site Ref.	HIN121
Description	Industrial estate to south of Hinckley
Occupier(s)	Various, including All Makes Garage
Percentage Occupied	90%
Prominence	Low
Current Use	Industrial estate/motor garage
Size, ha	1.05
Building Age	Pre 1960
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	2
Distance to A-road, km	0.5
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	Minor unimplemented planning permission within the site.
Recommendation	A



<b>Address</b>	<b>Nutts Lane Industrial Estate/EME Site, Hinckley</b>
Site Ref.	HIN122
Description	Industrial Estate
Occupier(s)	Various, including Hammonds, E.On and Western Power
Percentage Occupied	100%
Prominence	High
Current Use	Industrial/infrastructure/ Hybrid units
Size, ha	10.76
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	2
Distance to A-road, km	1
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	Land South of Lime Kilns Way recently developed as two employment buildings (B1c/B2/B8) (app. No. 18/01238/FUL)
Recommendation	A

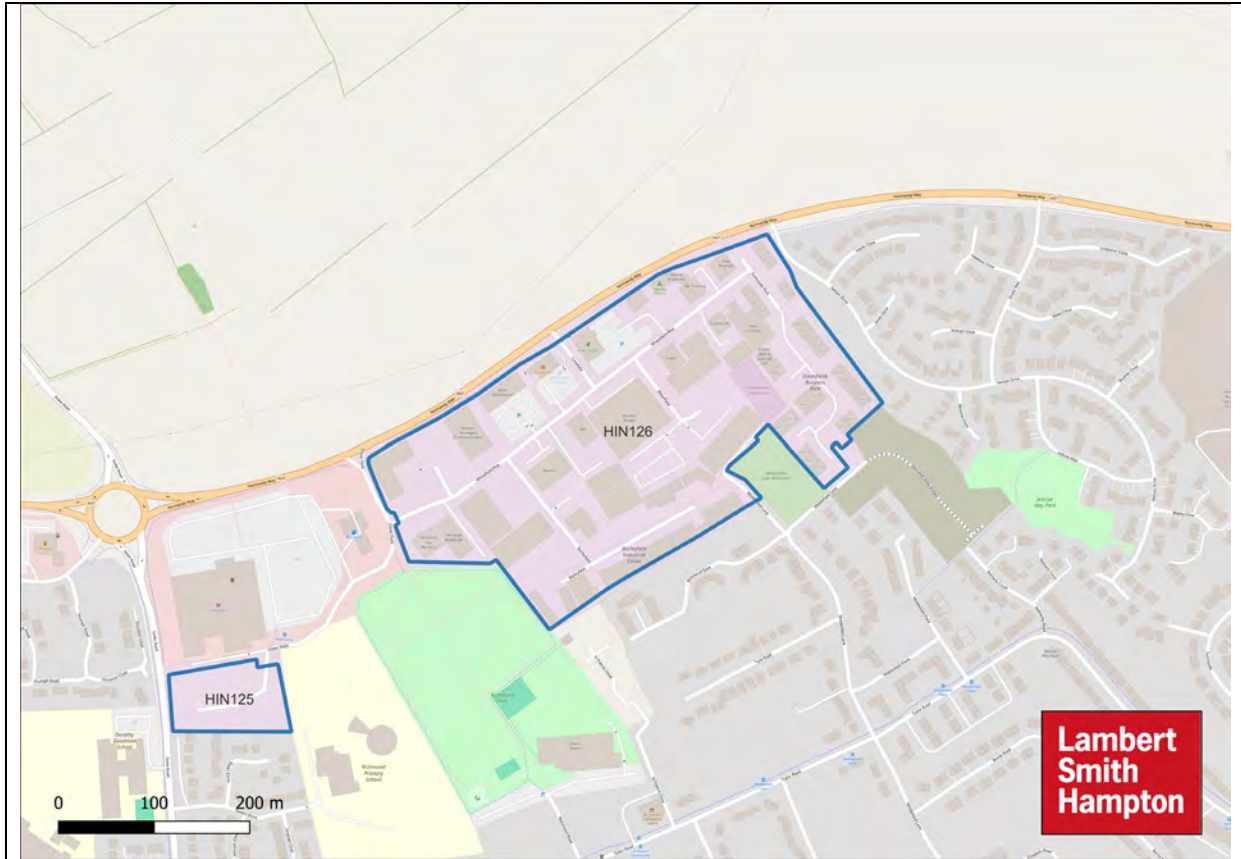


<b>Address</b>	<b>Former Cadent, Coventry Road, Hinckley</b>
Site Ref.	HIN123 & HIN124
Description	Edge of town centre employment site
Occupier(s)	Cadent have vacated and buildings demolished
Percentage Occupied	70%
Prominence	Moderate
Current Use	Industrial/office
Size, ha	6.14
Building Age	Modern
Building Quality	Average
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	Site within Hinckley Town Centre Area Action Plan boundary.
Recommendation	C

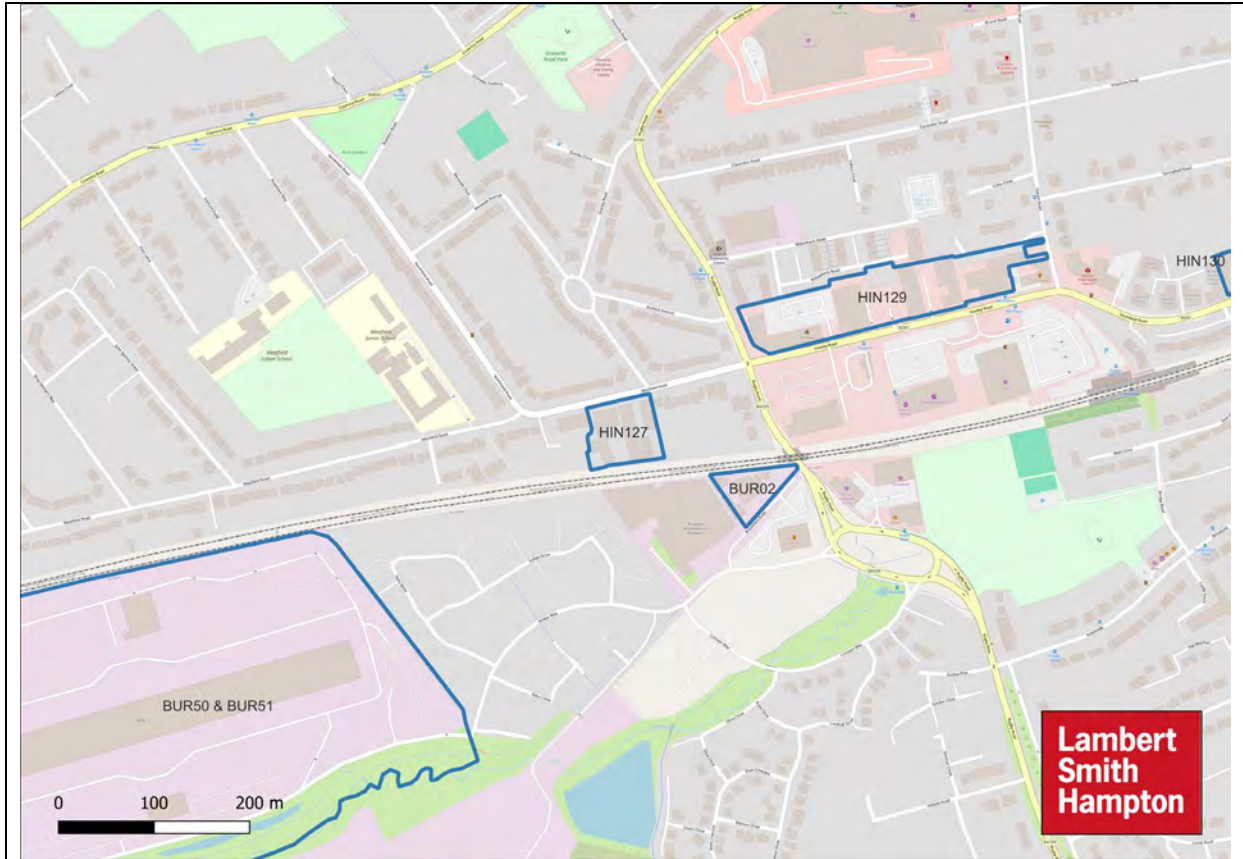


<b>Address</b>	<b>Cloverfield Industrial Estate, Hinckley</b>
Site Ref.	HIN125
Description	Industrial estate
Occupier(s)	Various, including Thirteen Amp
Percentage Occupied	90%
Prominence	Low
Current Use	Industrial estate
Size, ha	0.81
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	5
Distance to A-road, km	1
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	None
Recommendation	A

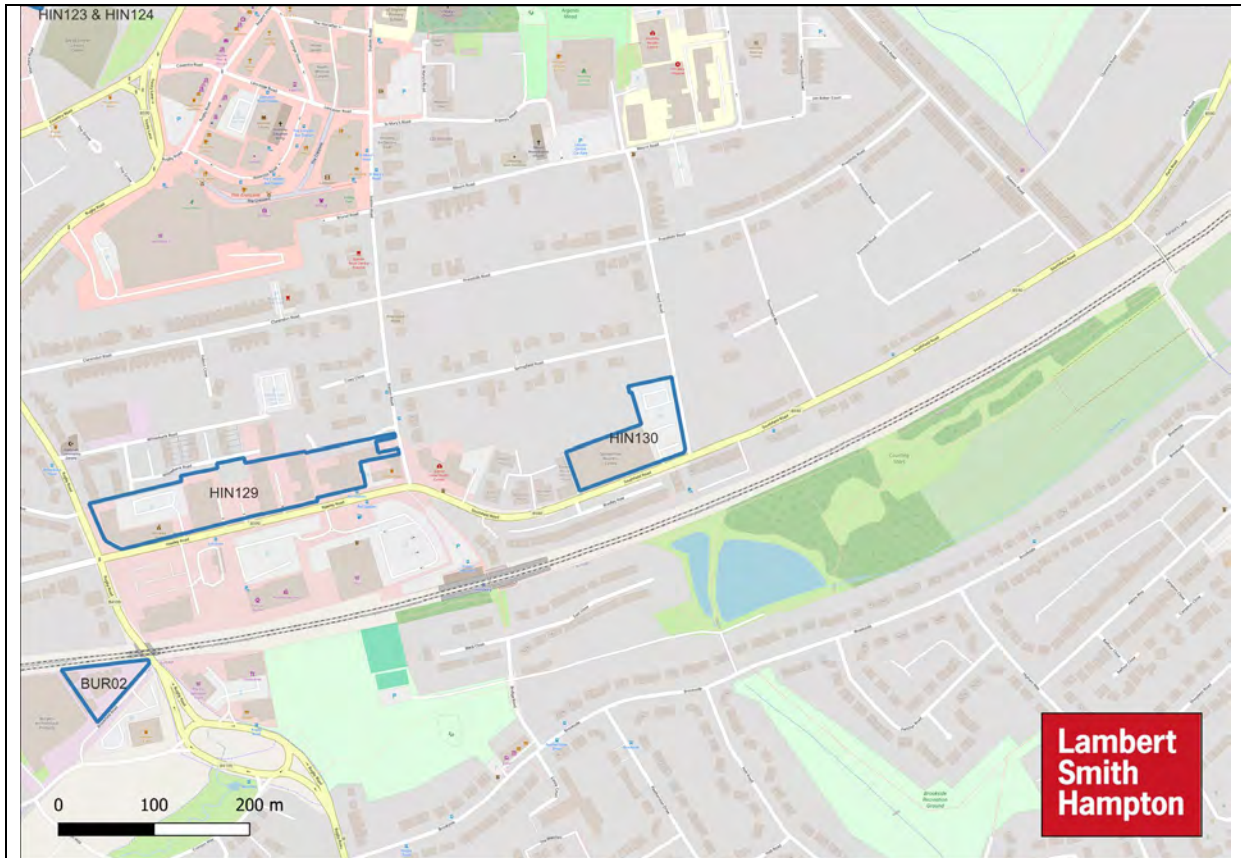




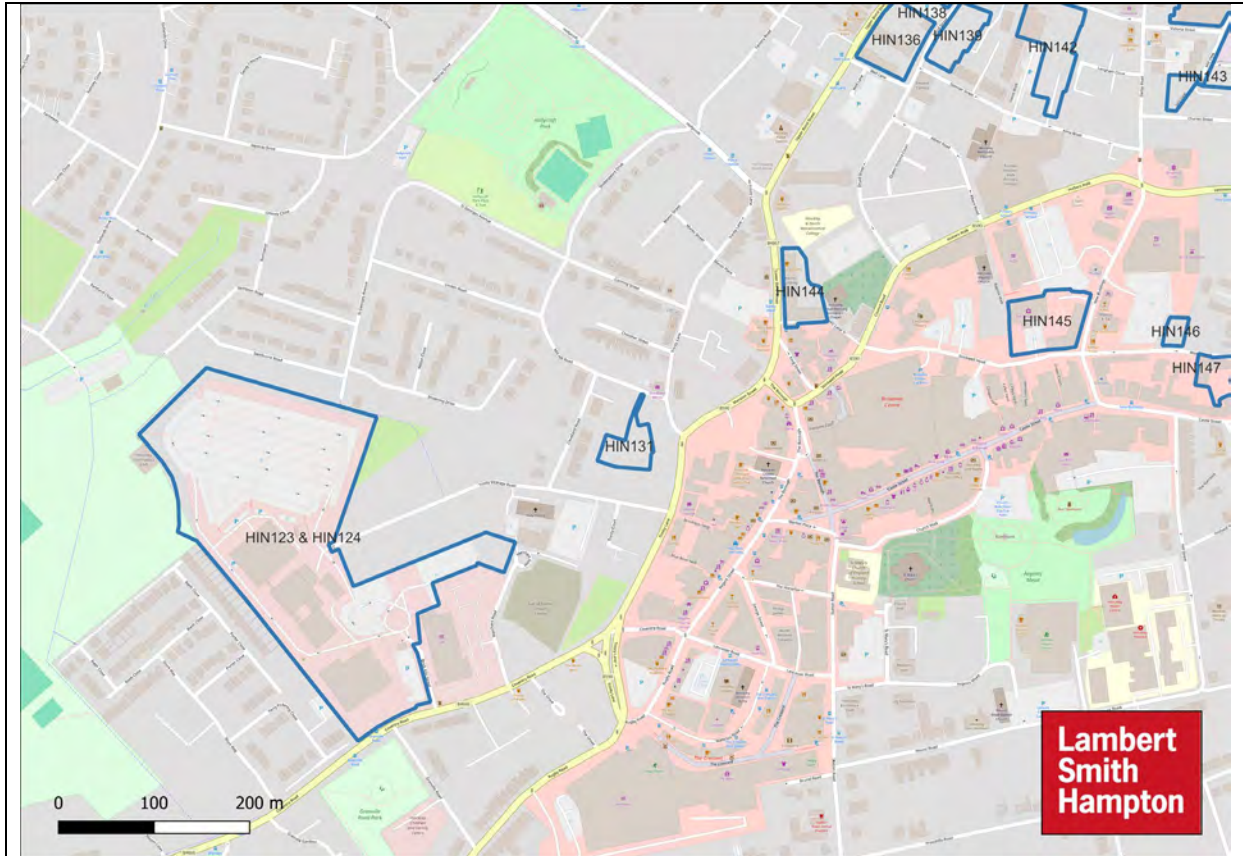
<b>Address</b>	<b>Hinckley Fields Industrial Estate, Hinckley</b>
Site Ref.	HIN126
Description	Key industrial estate for Hinckley/Borough
Occupier(s)	Various, including First Assist. Site also includes McDonalds restaurant, nursery and gym
Percentage Occupied	80%
Prominence	High
Current Use	Industrial and office estate
Size, hectares	11.03
Building Age	Various
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	5
Distance to A-road, km	1
Distance to Rail Station, km	2
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	New scheme of 23 wood framed, hybrid business units now completed in the South East (Greenfields Business Park), on land formally occupied by a Council Depot.
Recommendation	A



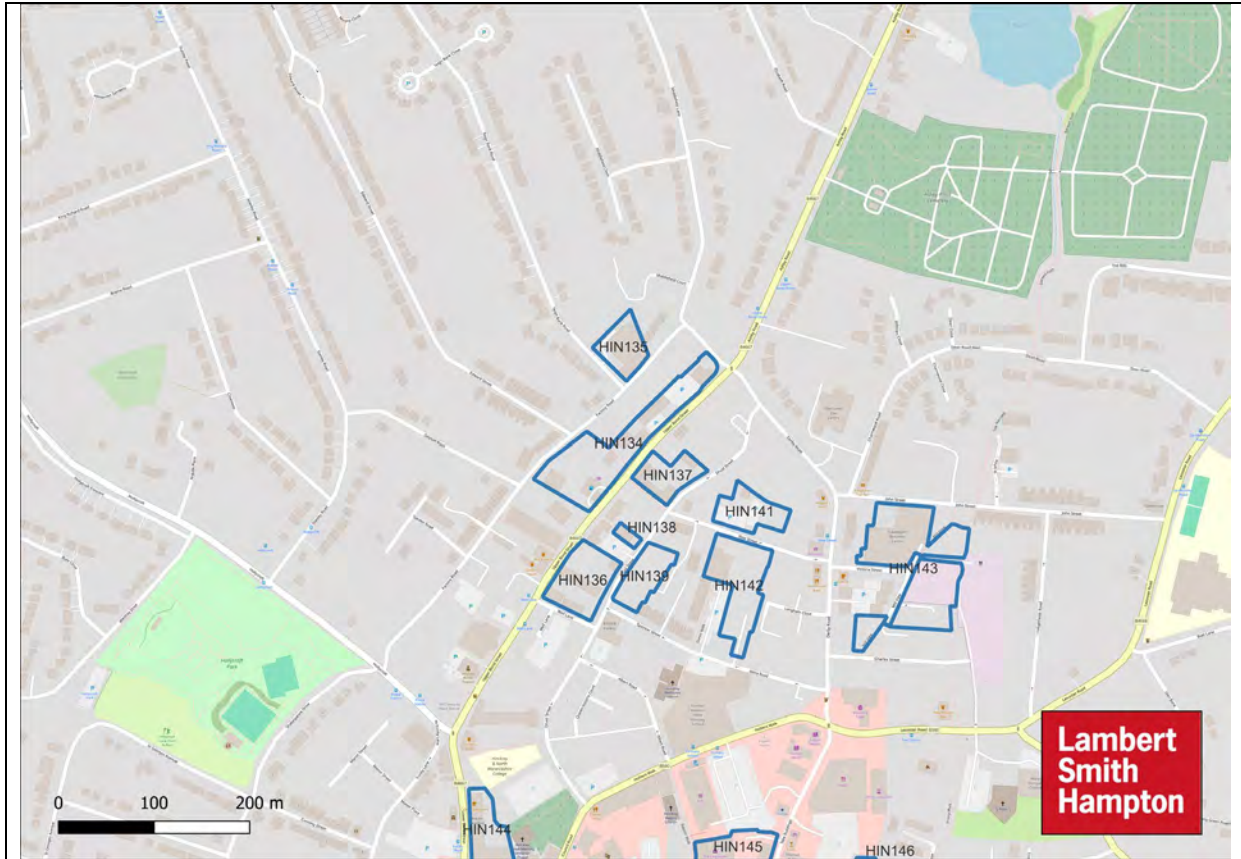
<b>Address</b>	<b>Timber Yard, South of Westfield Road, Hinckley</b>
Site Ref.	HIN127
Description	Small complex of buildings on edge of town centre
Occupier(s)	D.E Thatcher
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	0.47
Building Age	Pre 1960
Building Quality	Poor
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	0.5
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Other Information	Small buildings in a residential location with poor access. Minor employment role. Its loss would have little impact on the land supply of Hinckley and the Borough.
Recommendation	C



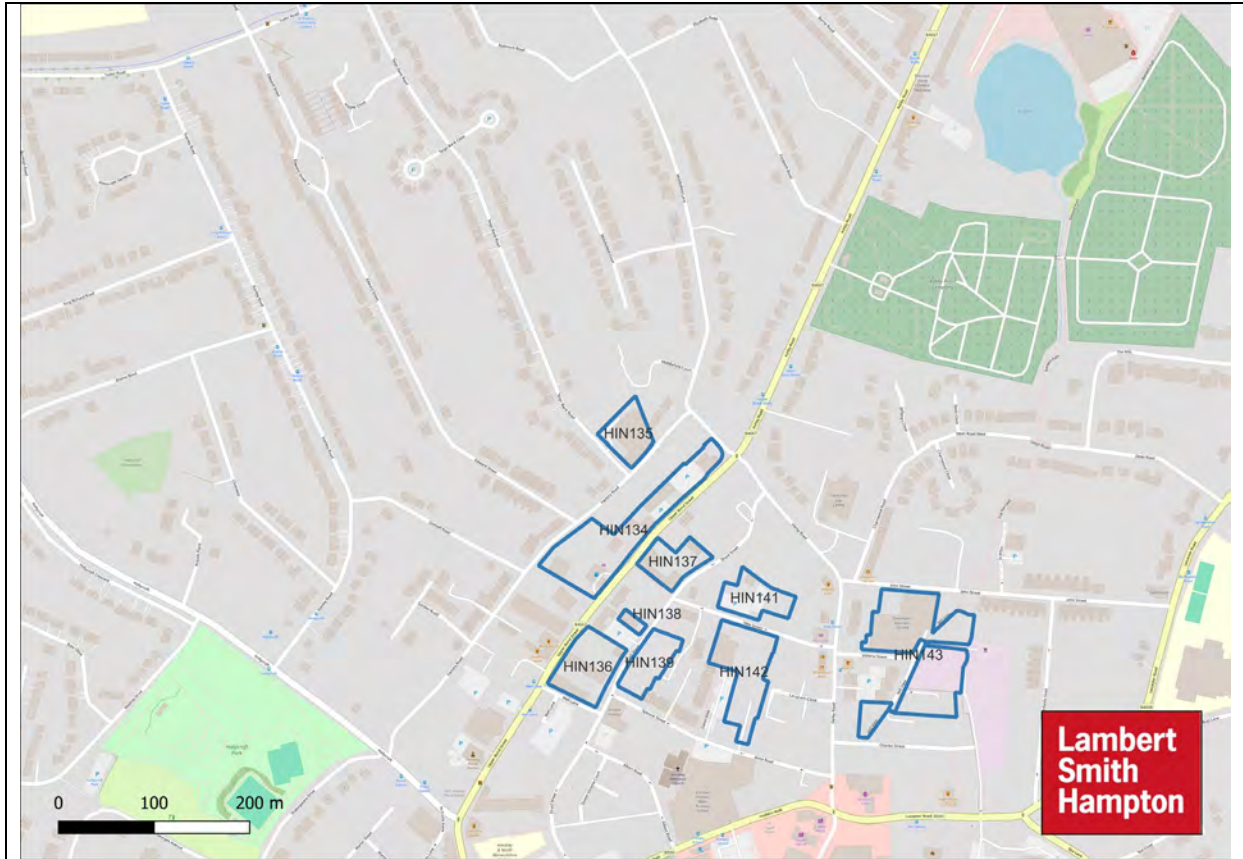
<b>Address</b>	<b>Sparkenhoe Business Centre, Southfield Road, Hinckley</b>
Site Ref.	HIN130
Description	Small business centre to south of the town centre, close to rail station and out-of-town retail area
Occupier(s)	Various, including Black Horse Business Machines, Milestone Games
Percentage Occupied	100%
Prominence	Moderate
Current Use	Light industrial/office
Size, ha	0.68
Building Age	Pre 1960
Building Quality	Moderate/ Poor
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Average
Servicing	Average
Constraints	N/k
Critical Mass	Yes
Other Information	Established business centre. Provides extensive small business accommodation (70 units), including incubation space. Building should be retained.
Recommendation	B



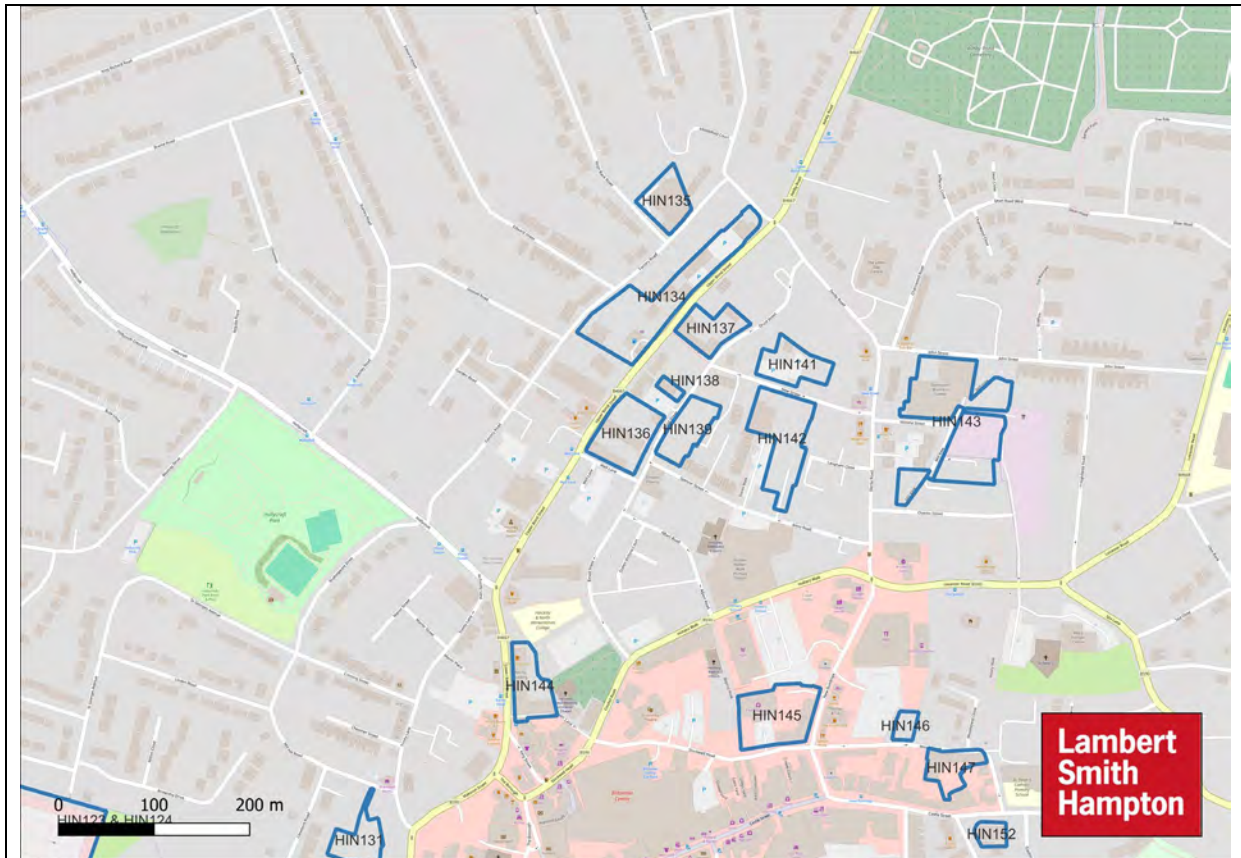
<b>Address</b>	<b>Factory, South of Mill Hill Road, Hinckley</b>
Site Ref.	HIN131
Description	Small workshop
Occupier(s)	Iron Styles
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	0.20
Building Age	Pre 1960
Building Quality	Poor
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	0.5
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Other Information	Small, low quality workshop. Its loss would have little impact on the land supply of Hinckley and the Borough.
Recommendation	C



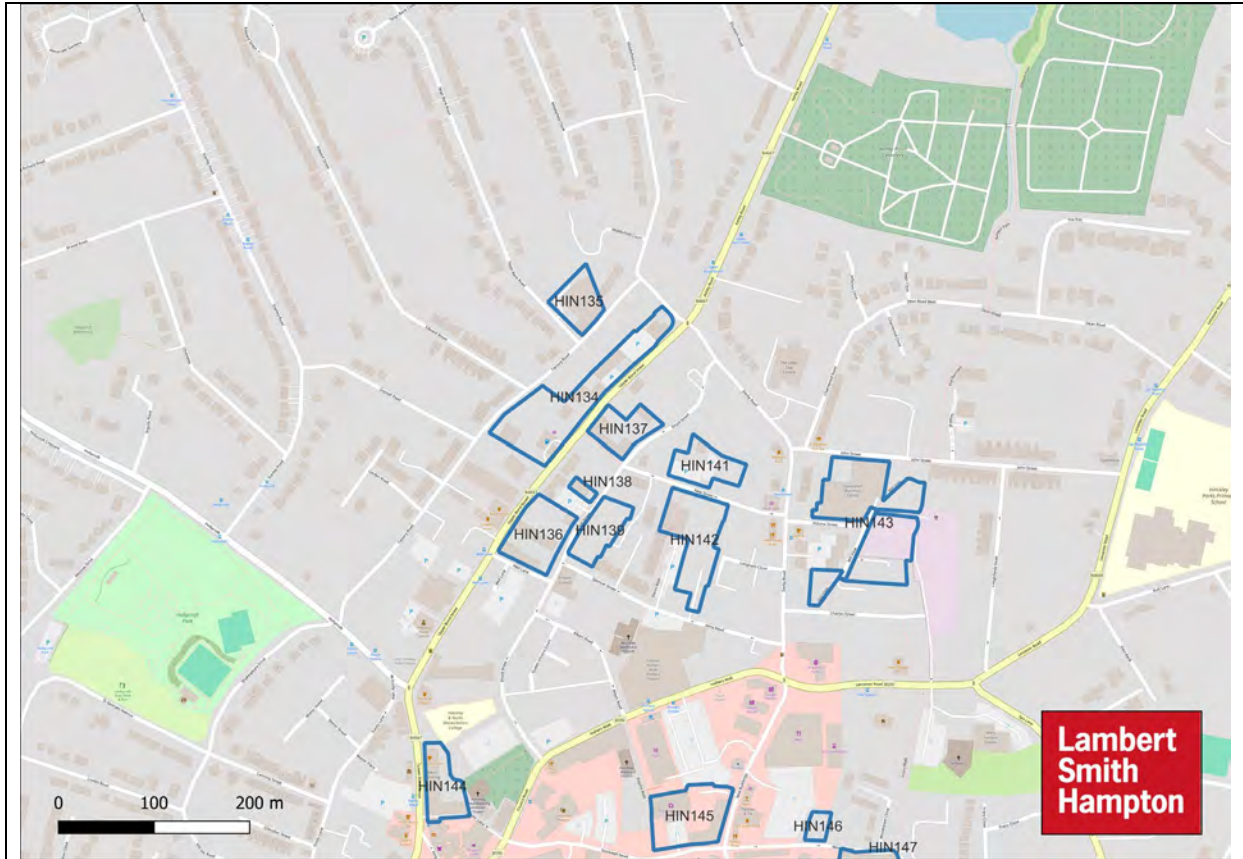
Address	Area of Mixed Uses, North of Upper Bond Street, Hinckley
Site Ref.	HIN134
Description	Mixed-use
Occupier(s)	Various
Percentage Occupied	80%
Prominence	Low/ Moderate
Current Use	Mixed use
Size, ha	0.77
Building Age	Historic
Building Quality	Various
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Various – usually poor
Servicing	Various – usually poor
Constraints	Various
Critical Mass	Yes
Other Information	Site within Hinckley Town Centre Area Action Plan boundary. Outdated (configuration and size) buildings, for light industrial use, in a town centre location which are suitable for mixed use redevelopment. Need to clear poor grade space to enable sustainable employment use to operate – allowing improved car parking and servicing. Essentia House, 56 Upper Bond Street is being converted to residential (App. No. 19/00982/FUL) Retain architecturally significant buildings.
Recommendation	C



<b>Address</b>	<b>Factory, East of Teign Bank Road, Hinckley</b>
Site Ref.	HIN135
Description	Low quality, single storey factory in a residential area
Occupier(s)	Various
Percentage Occupied	100%
Prominence	Low
Current Use	Light Industrial
Size, ha	0.22
Building Age	Pre 1960
Building Quality	Poor
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Other Information	Ageing building in a town centre location, access not ideal. The outdated building and residential location indicate that the site could be redeveloped for alternative uses. No need to actively encourage redevelopment.
Recommendation	C

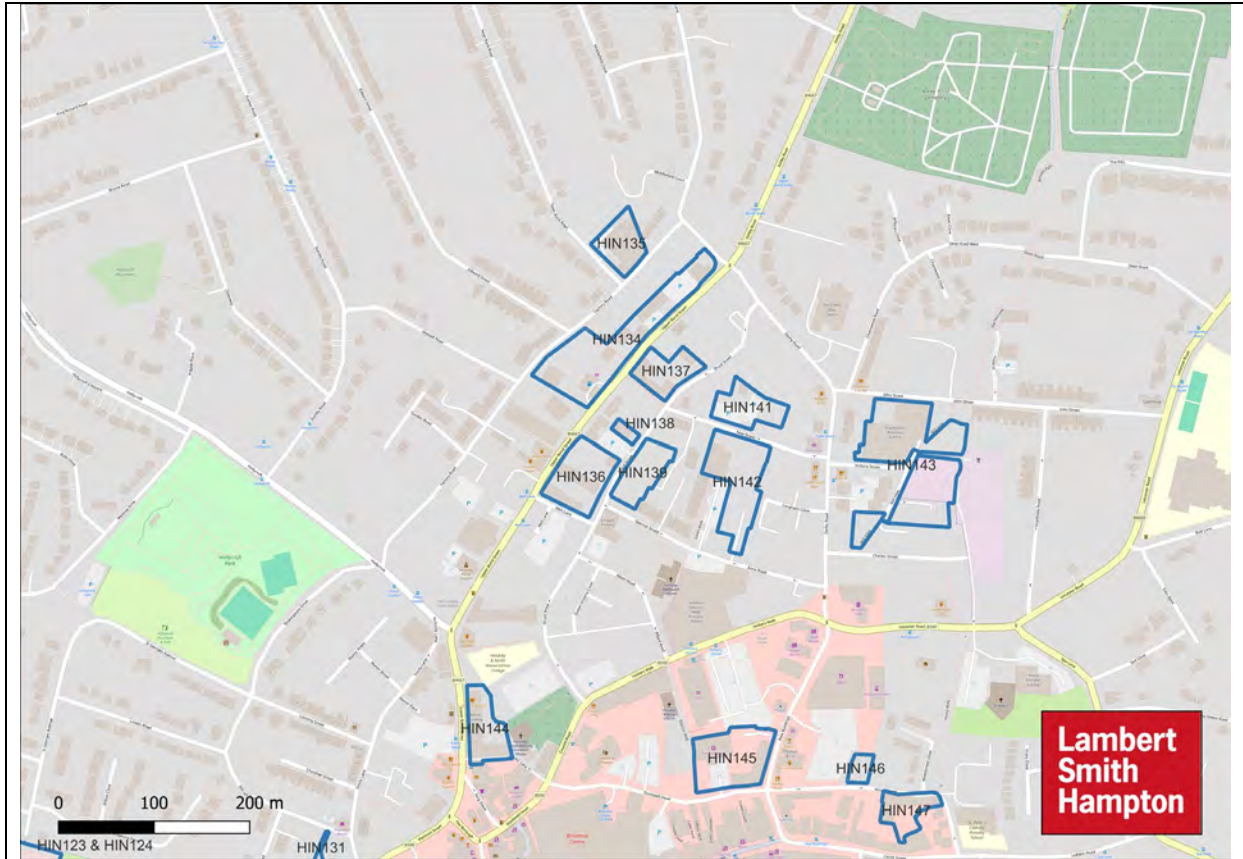


<b>Address</b>	<b>Land North of Well Lane, Hinckley</b>
Site Ref.	HIN136
Description	A site of mixed retail and offices, with residential conversion consent, uses on a main road location in Hinckley Town Centre
Occupier(s)	Primarily G Seller and Co. (Funeral Directors)
Percentage Occupied	50%
Prominence	High
Current Use	Office (residential consent)/retail
Size, ha	0.37
Building Age	Various
Building Quality	Moderate
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	Conservation Area
Critical Mass	No
Other Information	Site within Hinckley Town Centre Area Action Plan boundary. In the Druid Street Conservation Area. Site of older premises fronting Upper Bond Street. Main occupier is A1 funeral directors. Offices to the north, for Hinckley and Rugby Building Society, have been converted to flats.. Thus, no longer an site of B-Class employment. Any designation in the Local Plan should reflect this.
Recommendation	C

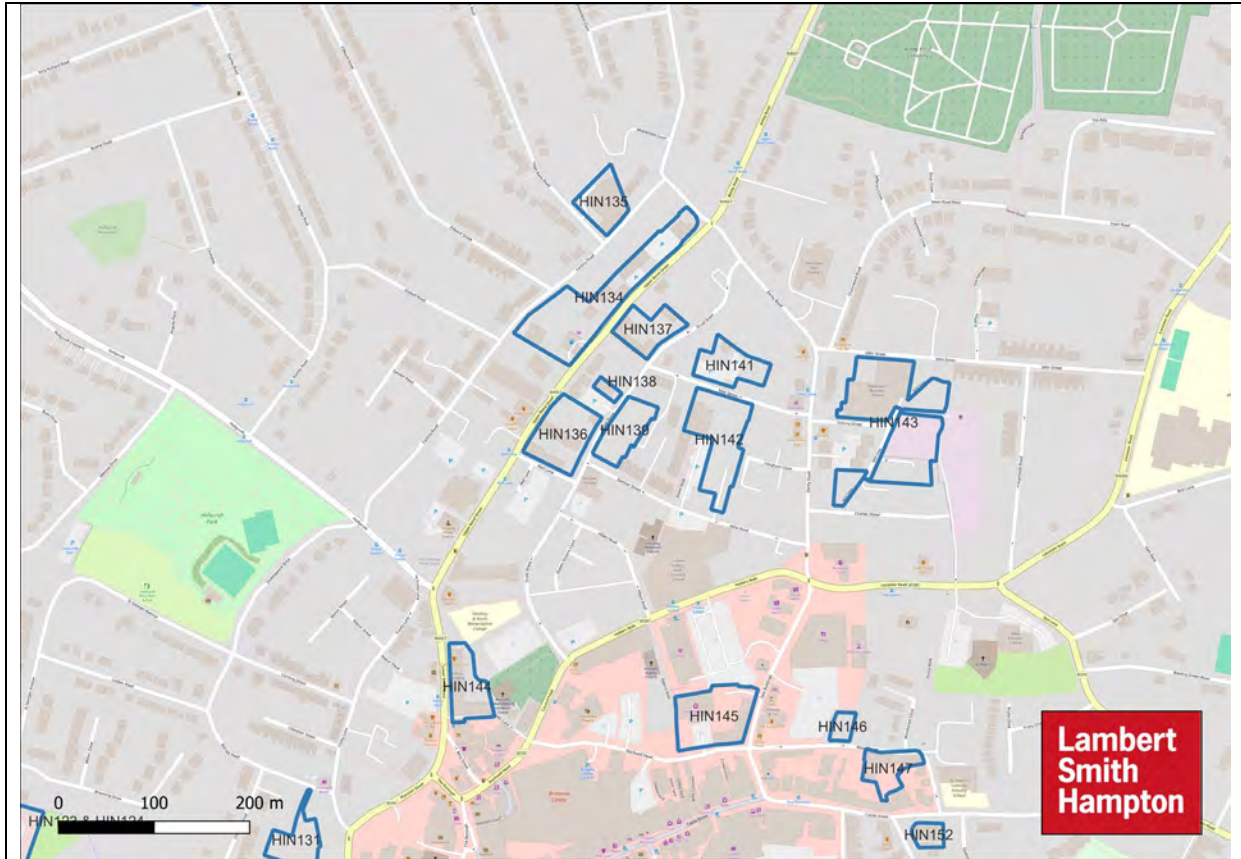


<b>Address</b>	<b>Bond Street Glass and Adjacent Units, Hinckley</b>
Site Ref.	HIN137
Description	Low grade industrial uses on a main road location in Hinckley Town Centre
Occupier(s)	Various, primarily Bond Street Glass
Percentage Occupied	50%
Prominence	High
Current Use	Light industrial
Size, ha	0.23
Building Age	Historic
Building Quality	Poor
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	Conservation Area
Critical Mass	No
Other Information	<p>Site within Hinckley Town Centre Area Action Plan boundary. In the Druid Street Conservation Area.</p> <p>Part of site fronting Upper Bond Street is being converted to gin distillery (App. No. 19/00183/FUL). Still a B-Class use.</p> <p>Property has an unimplemented full planning permission (App. No. 11/00058/EXT) for 262 sqm of B1(a) offices.</p> <p>Outdated (configuration and size) buildings, in a town centre location, suitable for mixed use redevelopment.</p> <p>Any architecturally significant buildings should be retained.</p>
Recommendation	C

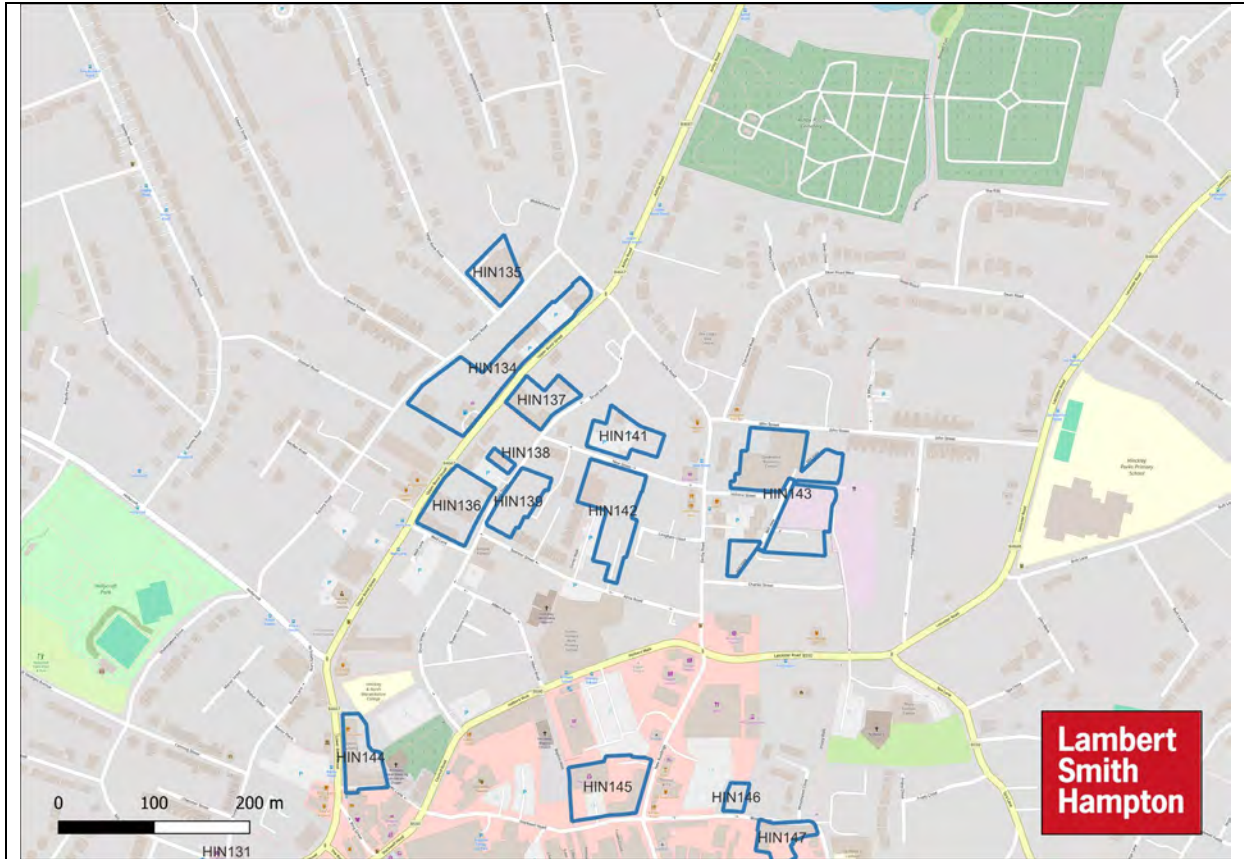




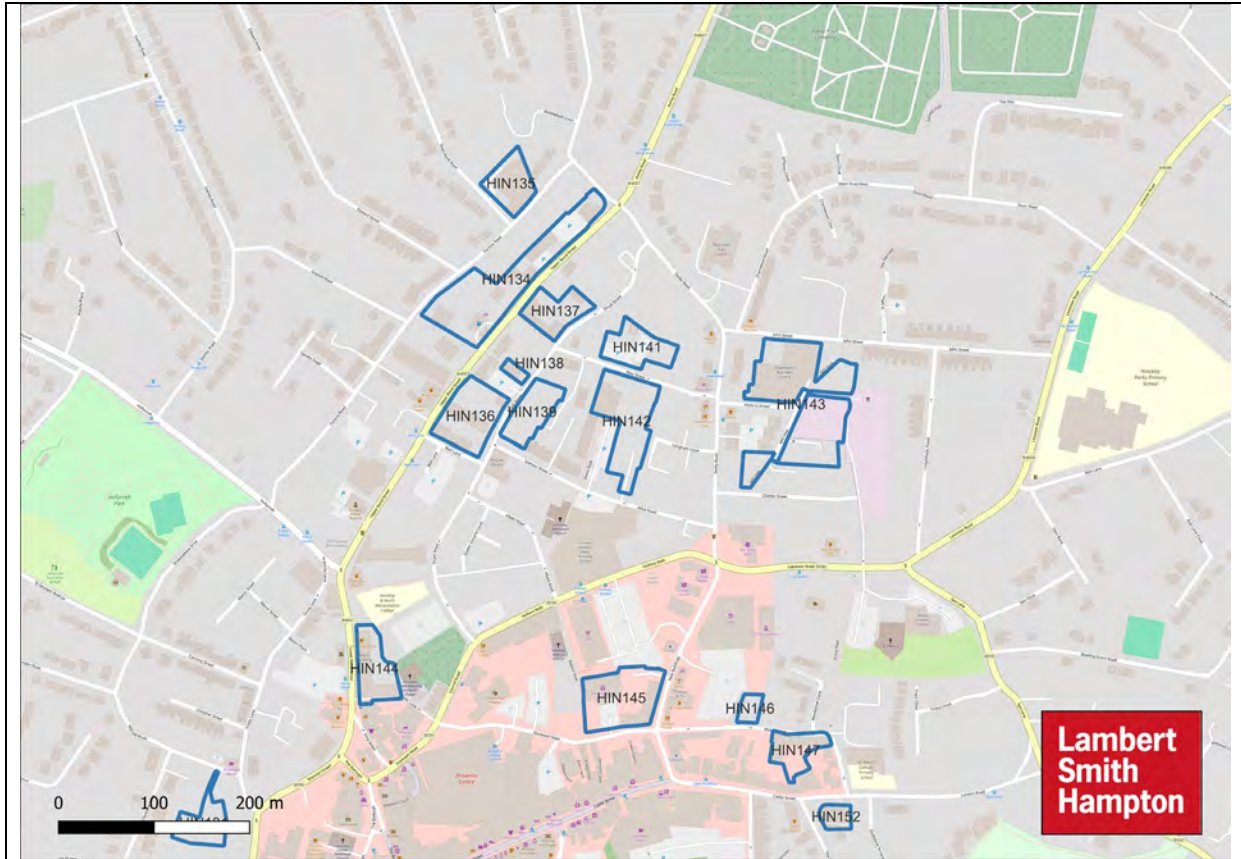
<b>Address</b>	<b>Terry West Carpets, Druid Street, Hinckley</b>
Site Ref.	HIN138
Description	Moderate quality industrial unit, in retail use
Occupier(s)	Terry West Carpets Ltd
Percentage Occupied	100%
Prominence	Low
Current Use	Retail
Size, ha	0.04
Building Age	Modern
Building Quality	Moderate
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Other Information	<p>Site within Hinckley Town Centre Area Action Plan boundary. In the Druid Street Conservation Area.</p> <p>Solus industrial unit in a backland location. Occupied by trading (retail) business, and with consents for part change of use from retail to cafe and music bar (mixed A3/A4 use) (App. No. 18/00639/FUL) and Change of use of first floor from office to 1 apartment (retrospective) (App. No. 16/01036/COU)</p> <p>Thus, no longer an site of B-Class employment. Any designation in the Local Plan should reflect this.</p>
Recommendation	C



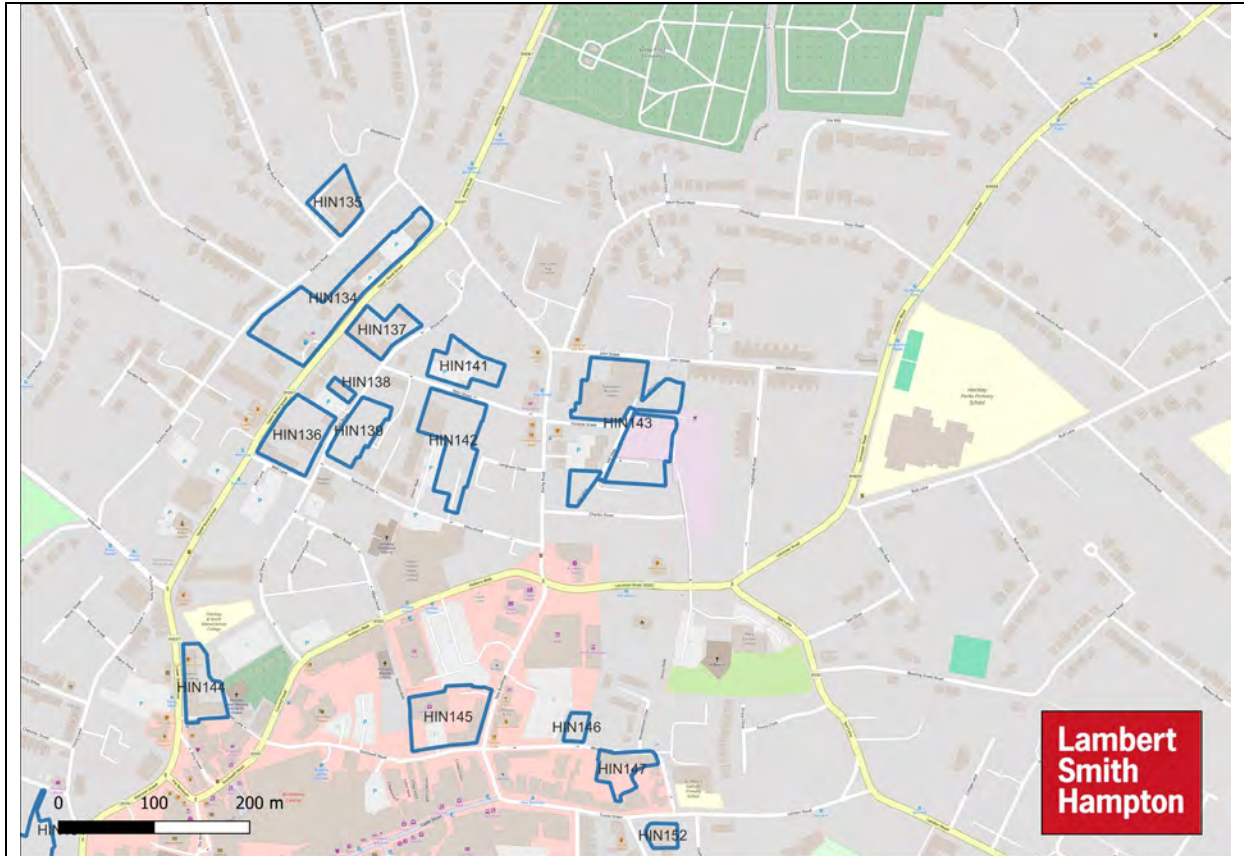
<b>Address</b>	<b>Druid Street, Spencer Street Hinckley</b>
Site Ref.	HIN139
Description	Older mill properties in a backland location in Hinckley Town Centre
Occupier(s)	Various, including Acorn Designs
Percentage Occupied	100%
Prominence	Low
Current Use	Office/light industrial
Size, ha	0.24
Building Age	Historic
Building Quality	Moderate
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	Conservation Area
Critical Mass	Yes
Other Information	Site within Hinckley Town Centre Area Action Plan boundary. In the Druid Street Conservation Area. Good quality, historic mill properties which appear well occupied. The site should therefore be protected for employment uses. Planning permission for one dwelling at 65 Druid Lane. Loss of offices (App. No. 14/00977/FUL) End unit is now a gym.
Recommendation	C



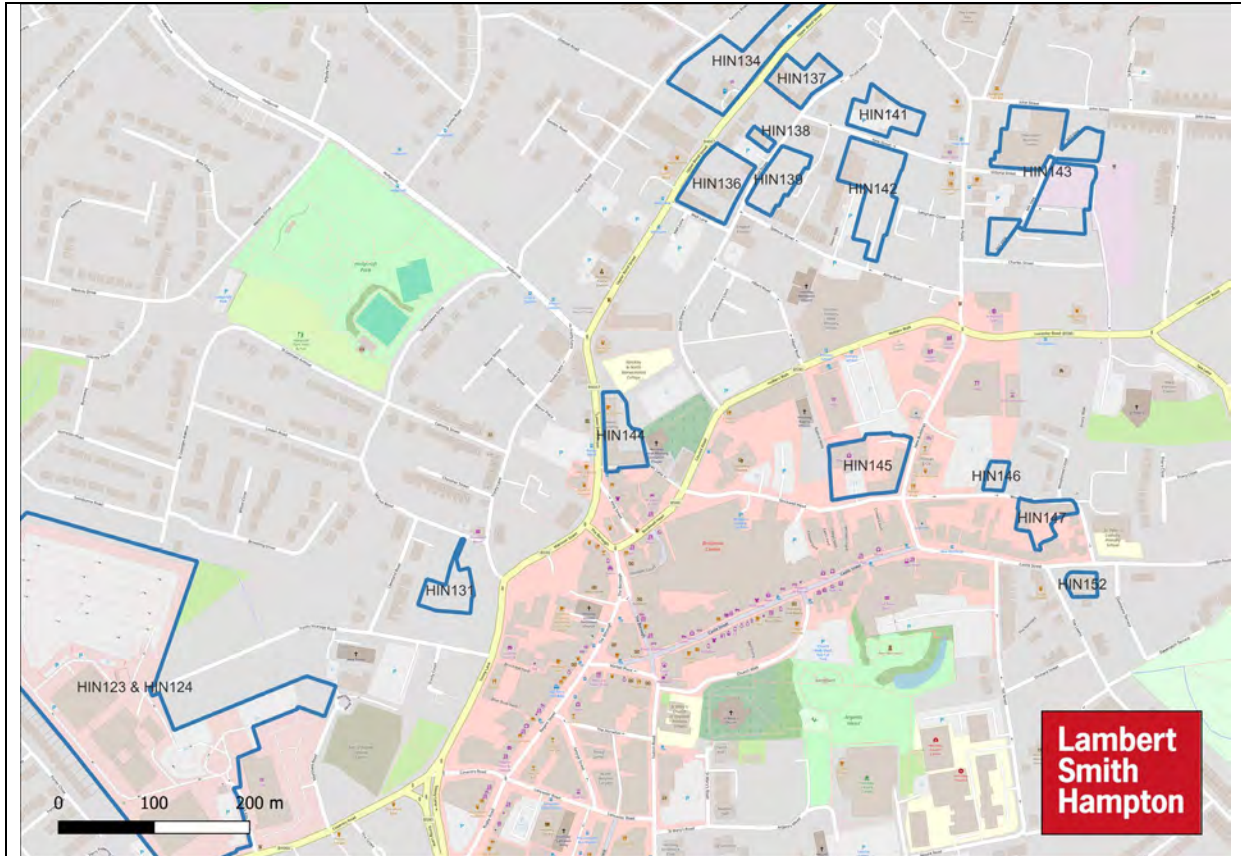
<b>Address</b>	<b>North of New Street, Hinckley</b>
Site Ref.	HIN141
Description	Within urban mixed use area, mostly redeveloped for housing
Occupier(s)	Various
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial/office/housing/retail
Size, ha	0.25
Building Age	Various
Building Quality	Various
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Various – mostly poor
Servicing	Various – mostly poor
Constraints	None
Critical Mass	No
Other Information	Site within Hinckley Town Centre Area Action Plan boundary. Surrounding areas have been redeveloped for housing. The remaining backland industrial units are of limited economic value and could be similarly redeveloped, if required.
Recommendation	C



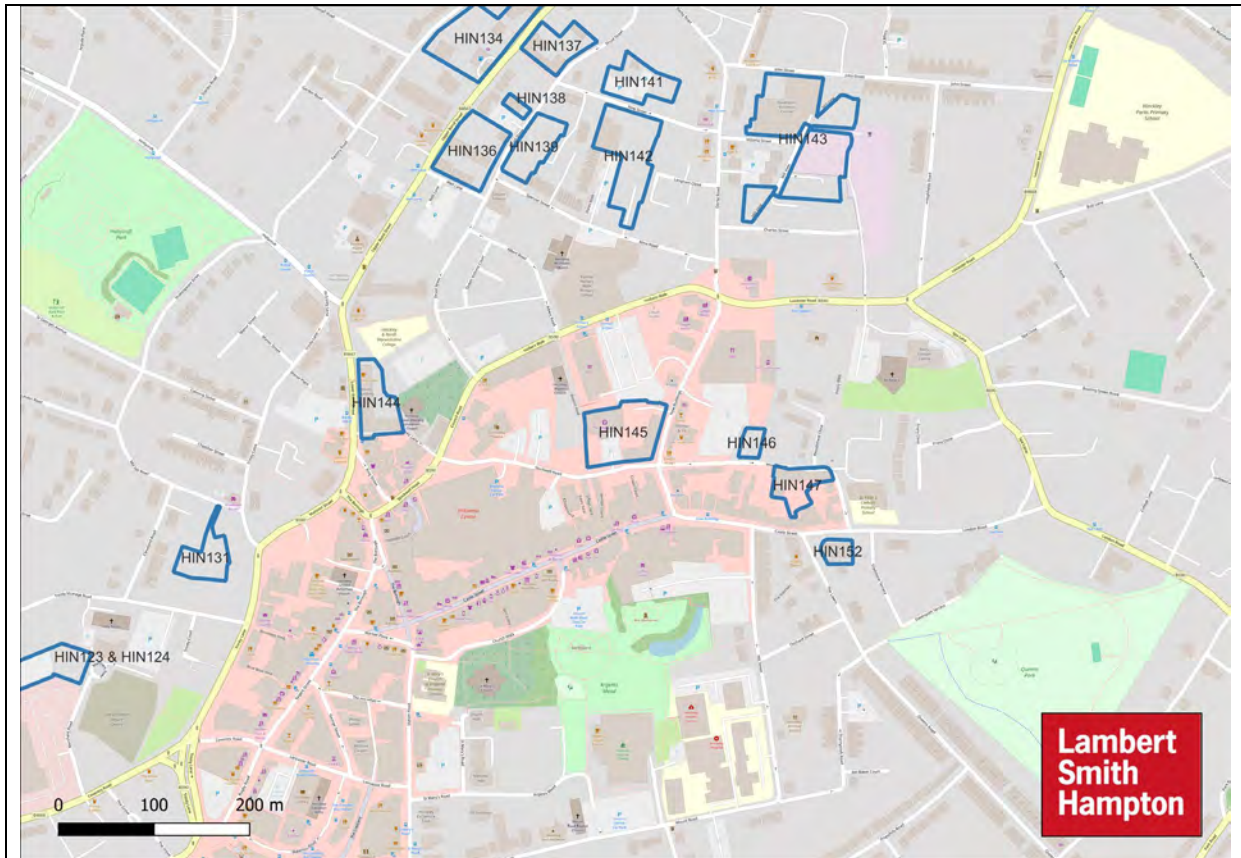
<b>Address</b>	<b>South of New Street, Hinckley</b>
Site Ref.	HIN142
Description	Urban mixed use area, mostly redeveloped for housing
Occupier(s)	Trafford Knitwear, Midwifery services and car workshops
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial/office/housing/retail
Size, ha	0.48
Building Age	Various – Mostly modern
Building Quality	Various
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Various – mostly poor
Servicing	Various – mostly poor
Constraints	None
Critical Mass	No
Other Information	Site within Hinckley Town Centre Area Action Plan boundary. Adjoining land fronting Derby Road and Alma Road, has now been redeveloped for housing. The remaining backland industrial units are of limited economic value and could be similarly redeveloped, if required.
Recommendation	C



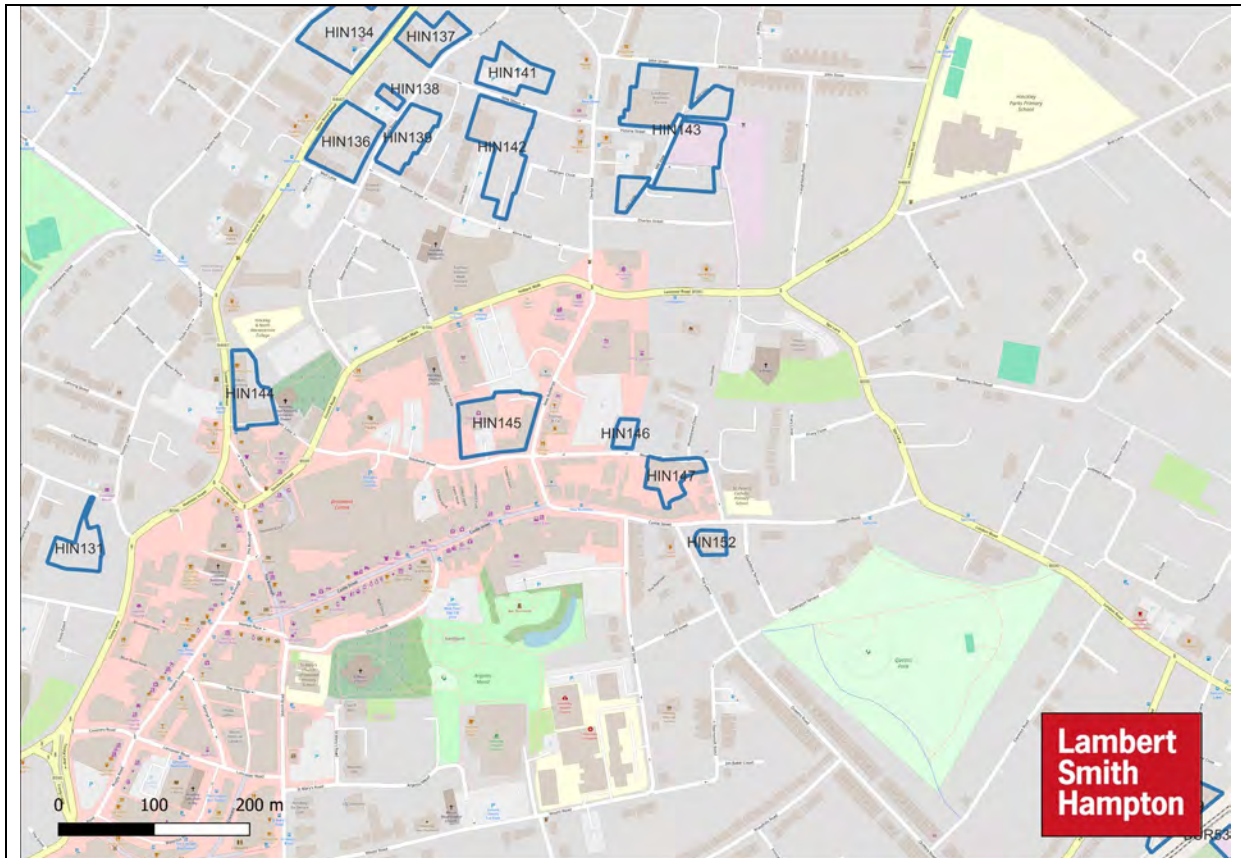
<b>Address</b>	<b>Hosiery Factory/Builders Yard, South of John Street, Hinckley</b>
Site Ref.	HIN143
Description	Mass of low grade employment space to north of Hinckley Town Centre – includes small business centre
Occupier(s)	Various, including Davenport Business Centre
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial/ cleared land
Size, ha	0.98
Building Age	Historic
Building Quality	Poor/ Moderate
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Other Information	Retain business centre as fit-for-purpose facility.
Recommendation	B



<b>Address</b>	<b>Former Atkins Factory, Lower Bond Street, Hinckley</b>
Site Ref.	HIN144
Description	Historic three storey factory, now refurbished as mixed-use scheme
Occupier(s)	Various, including North Warwickshire and Hinckley College, Hinckley Times
Percentage Occupied	100%
Prominence	Moderate
Current Use	Refurbished for mixed-use scheme including educational facilities, creative studios, serviced office space, an art gallery, meeting and function rooms.
Size, ha	0.26
Building Age	Historic
Building Quality	Good
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	Listed building Conservation area
Critical Mass	Yes
Other Information	In Hinckley Town Centre Area Action Plan. A listed building in the Town Centre Conservation Area Key source of good quality small business accommodation in Hinckley Town Centre. A flagship scheme for the town. The serviced office space has proved popular and is presently fully let.
Recommendation	A

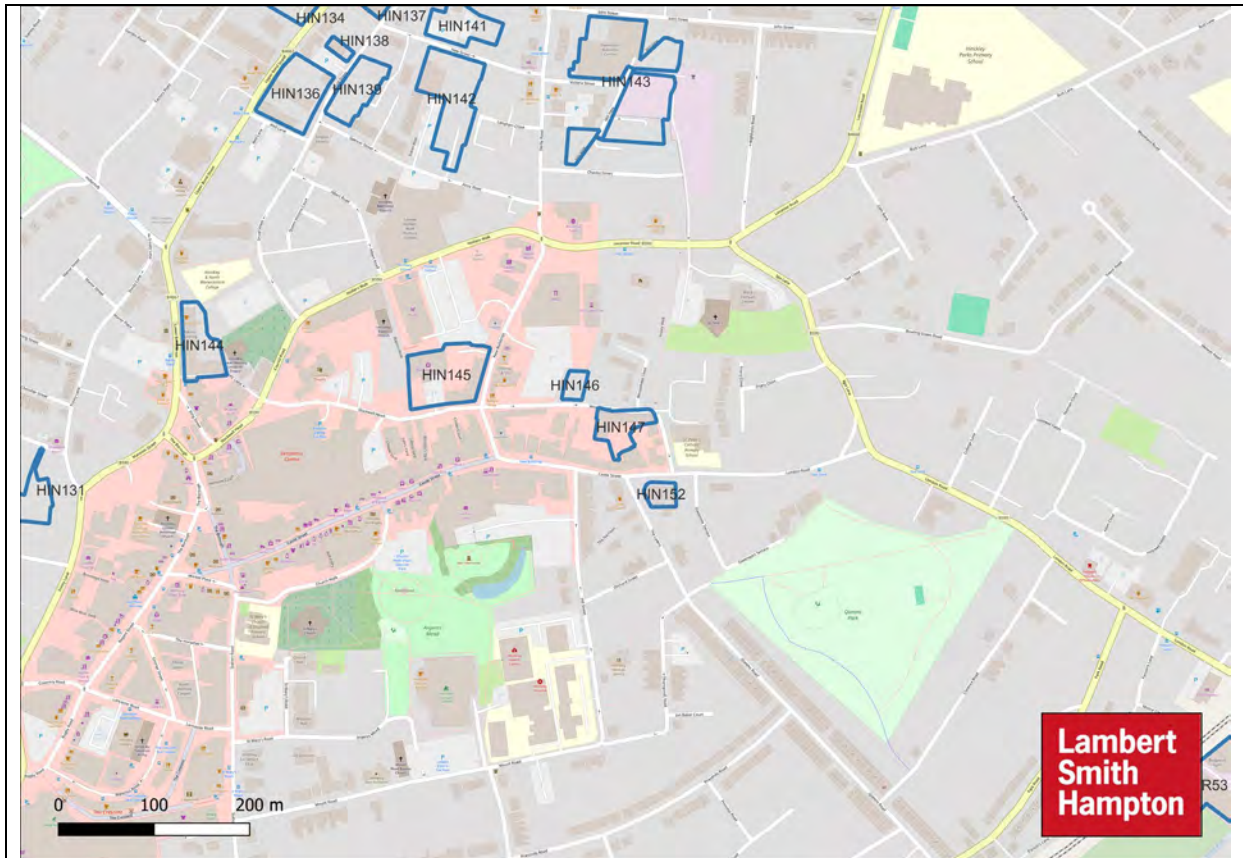


<b>Address</b>	<b>Stockwell House and Emmaus, Holliers Walk, Hinckley</b>
Site Ref.	HIN145
Description	Industrial and office complex in retail area of Hinckley
Occupier(s)	Various, including Emmaus charity shop and office occupiers
Percentage Occupied	90%
Prominence	Moderate
Current Use	Industrial/office/cleared land
Size, ha	0.45
Building Age	Pre 1960
Building Quality	Moderate
Access Constraints	In residential/services area
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	0.5
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Other Information	Outdated (configuration and size) buildings in a town centre location. Some property been cleared at the rear of the site (fronting Hollier's Walk) and redeveloped for a foodstore (Aldi).
Recommendation	C



<b>Address</b>	<b>Factory, North of Wood Street, Hinckley</b>
Site Ref.	HIN146
Description	Isolated factory on the edge of the town centre surrounded by housing
Occupier(s)	Atlas FM
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	0.07
Building Age	Pre 1960
Building Quality	Moderate
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Other Information	Outdated building in a residential location, suitable for redevelopment to alternative uses. This would be a minimal loss to employment portfolio.
Recommendation	C

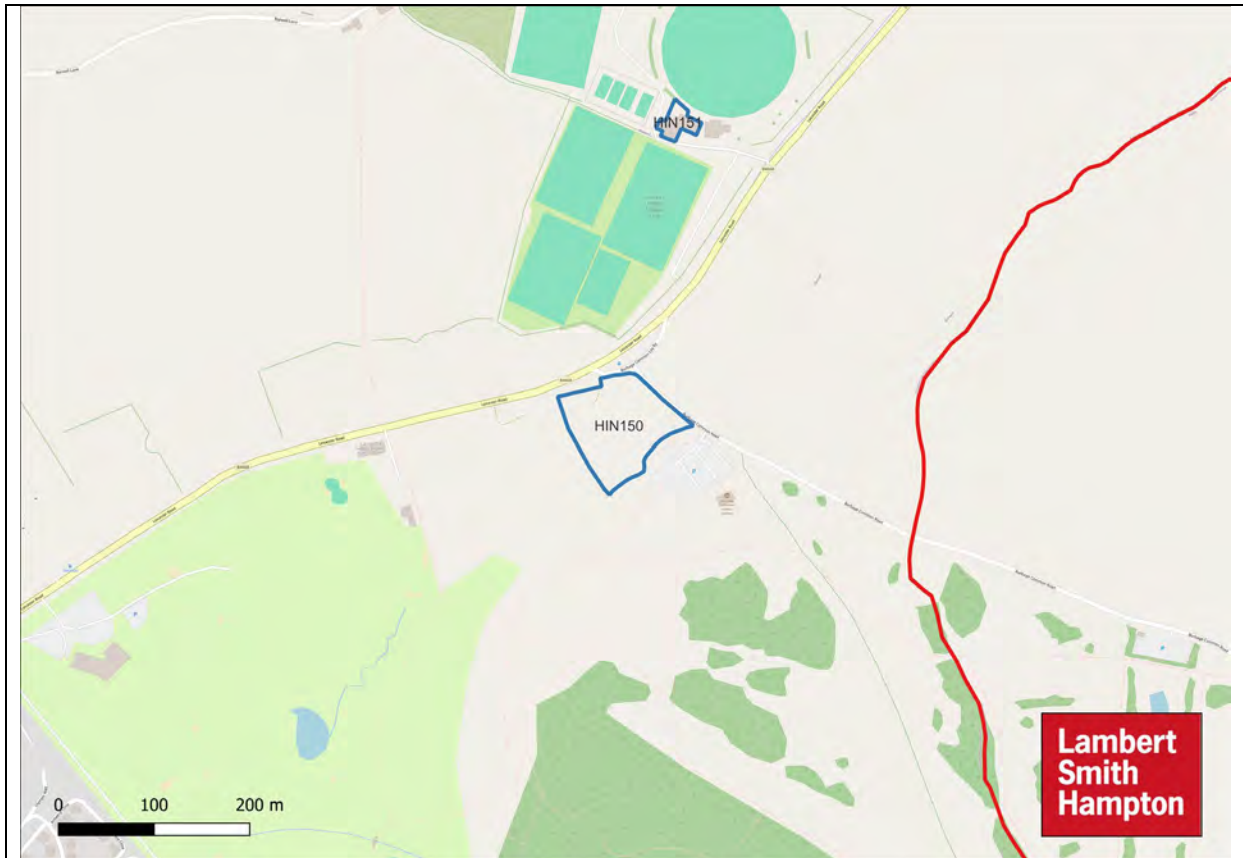




<b>Address</b>	<b>Factory/Works, South of Wood Street, Hinckley</b>
Site Ref.	HIN147
Description	Mixed business site on edge of town centre surrounded by housing
Occupier(s)	Various, including Barry Lager Fabrics, Colour Flex Labels
Percentage Occupied	50%
Prominence	Low
Current Use	Light industrial
Size, ha	0.19
Building Age	Historic
Building Quality	Poor
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	Conservation Area
Critical Mass	No
Other Information	In the Town Centre Conservation Area Low quality outdated buildings, although premises appear to be well occupied at present. Outline consent for redeveloping the site for housing is being sought however (App. No. 19/00464/OUT). Based on quality of premises, protection is not a high priority.
Recommendation	C



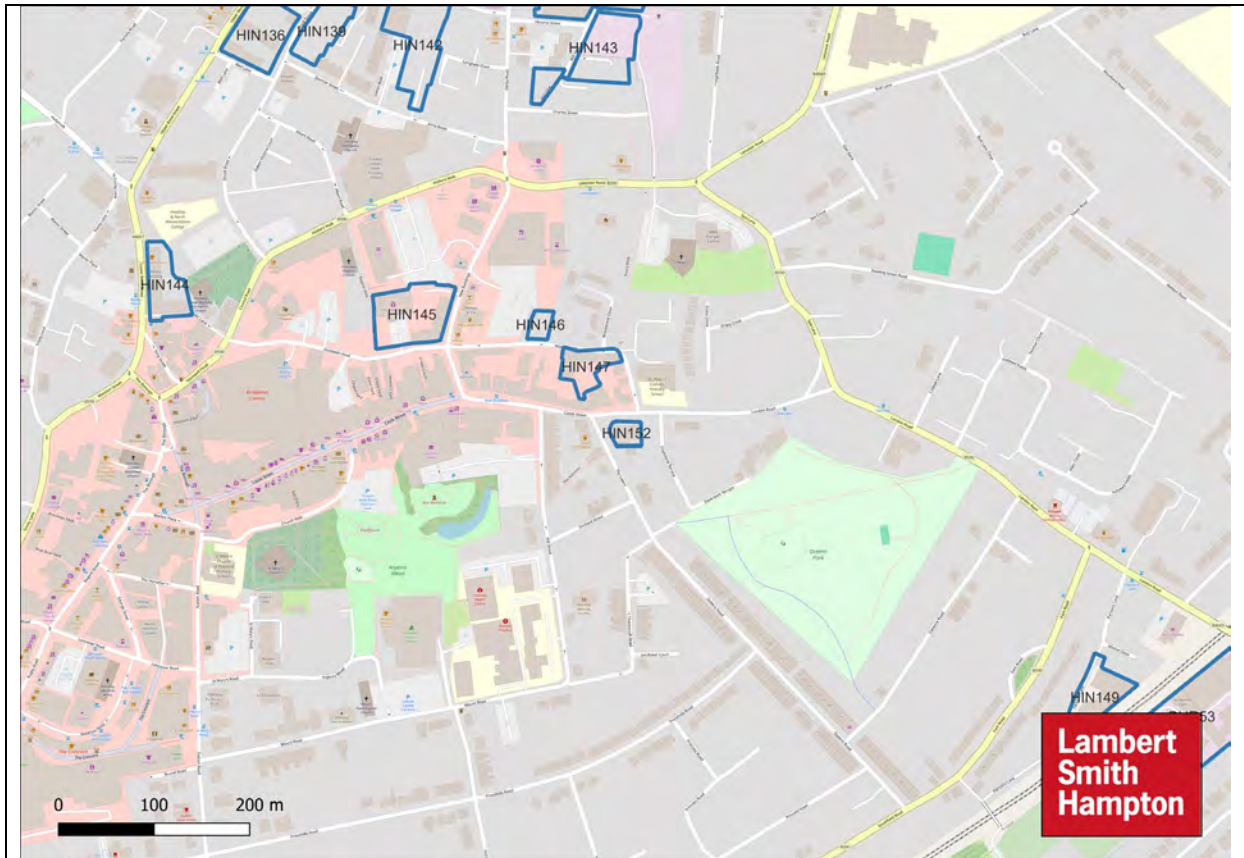
<b>Address</b>	<b>Factory, East of Parsons Lane, Hinckley</b>
Site Ref.	HIN149
Description	Small, isolated small business centre
Occupier(s)	Various
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	0.29
Building Age	Post 1960s
Building Quality	Poor
Access Constraints	In residential area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Other Information	Offers budget small business space for which there is demand. The outdated building and residential location indicate that the site could be redeveloped for alternative uses. However, there is no need to actively encourage redevelopment.
Recommendation	C



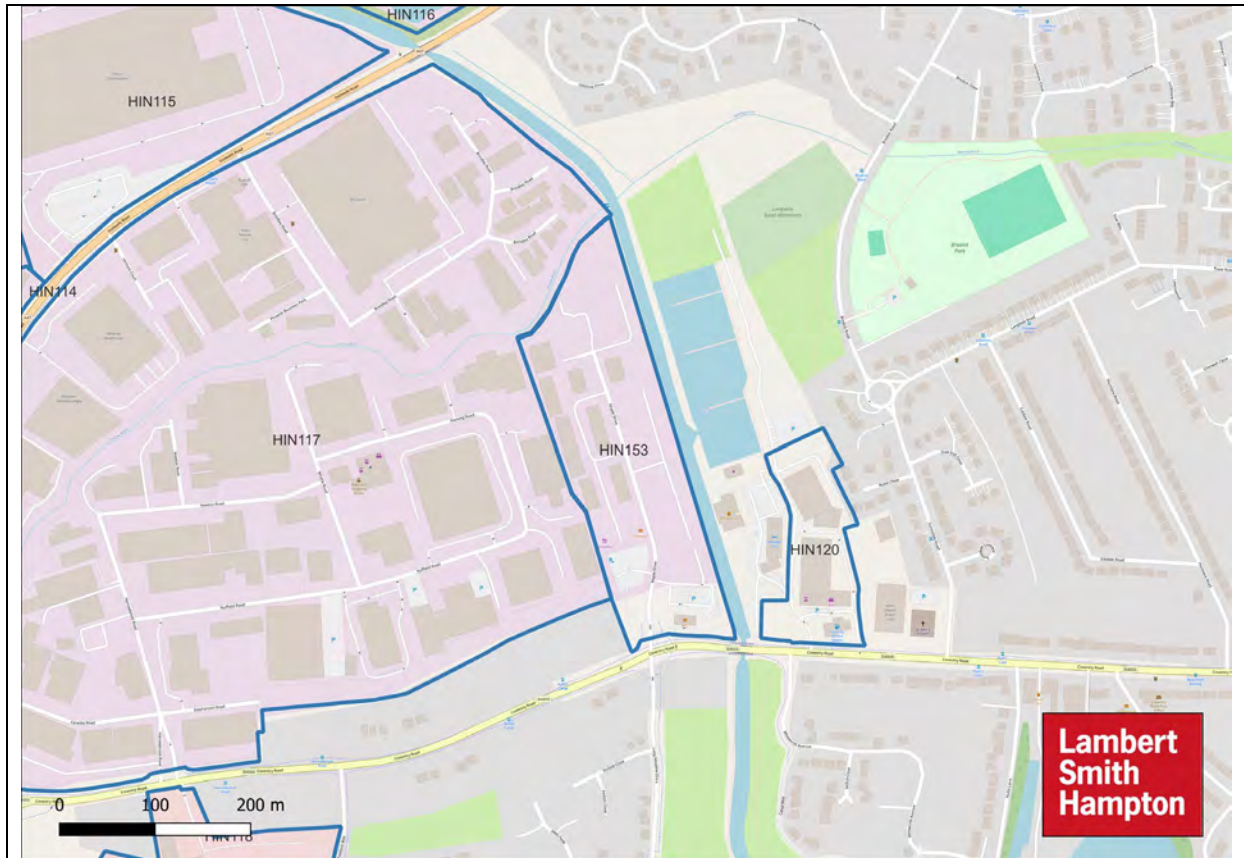
<b>Address</b>	<b>E Taylor Metal Recycling Area, Leicester Road, Hinckley</b>
Site Ref.	HIN150
Description	Industrial and storage site outside main town centre
Occupier(s)	Various including E Taylor Metal Recycling
Percent Occupied	100%
Prominence	Moderate
Current Use	Industrial, storage and scrap yard
Size, ha	0.94
Building Age	Post 1960s
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	7
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	0
Car Parking	Poor
Servicing	Moderate
Constraints	None
Critical Mass	No
Other Information	Some retail in small units in north east of the site Permission was granted in February 2019, 18/01194/FUL, for the removal of existing buildings and erection of portal framed storage building
Recommendation	B



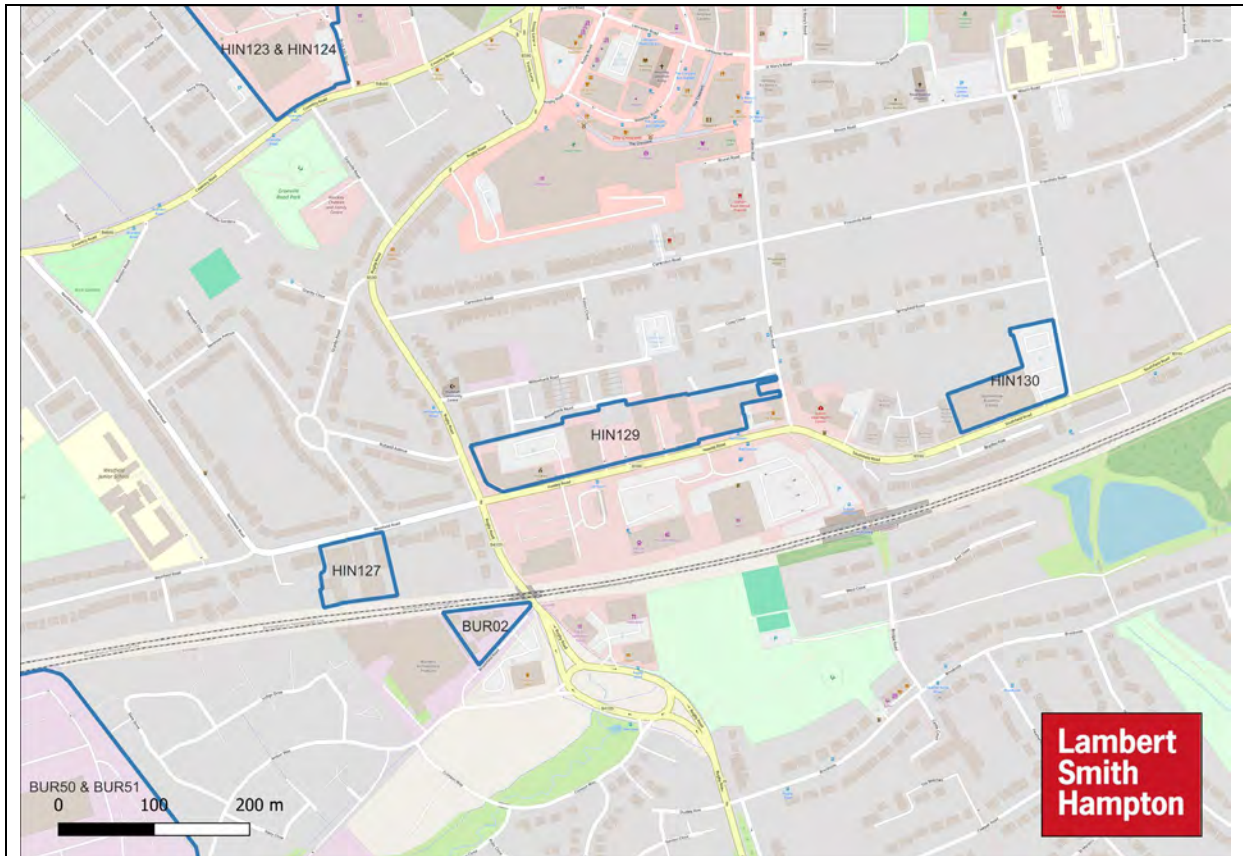
Address	Hinckley RFC Business Centre
Site Ref.	HIN151
Description	Business Centre at the Hinckley Rugby Club site
Occupier(s)	Various including café, beautician
Percent Occupied	Unknown
Prominence	Low
Current Use	Mixed including offices
Size, ha	0.02
Building Age	Post 1960s
Building Quality	Poor
Access Constraints	Private road past sports pitches
Distance to Motorway, km	7
Distance to A-road, km	1
Distance to Rail Station, km	4
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Poor
Constraints	None
Critical Mass	No
Other Information	Site received retrospective permission for conversion from D2 (Assembly and Leisure) to mixed use to include internet cafe, nail salon and small business use (App. No. 18/00977/FUL). Can accommodate office uses. Site is of low value both in terms of the quality of premises and range of relevant uses. Protection should not be considered a high priority.
Recommendation	C



<b>Address</b>	<b>The Lawns Business Centre, The Lawns, Hinckley</b>
Site Ref.	HIN152
Description	Single serviced office building in an edge of centre location
Occupier(s)	Various
Percent Occupied	Unknown
Prominence	High
Current Use	Office
Size, ha	0.08
Building Age	Post 1960s
Building Quality	Good
Access Constraints	In residential/services area
Distance to Motorway, km	5
Distance to A-road, km	4
Distance to Rail Station, km	1
Distance to Bus Stop, km	0
Car Parking	Poor
Servicing	Good
Constraints	None
Critical Mass	No
Other Information	None
Recommendation	B

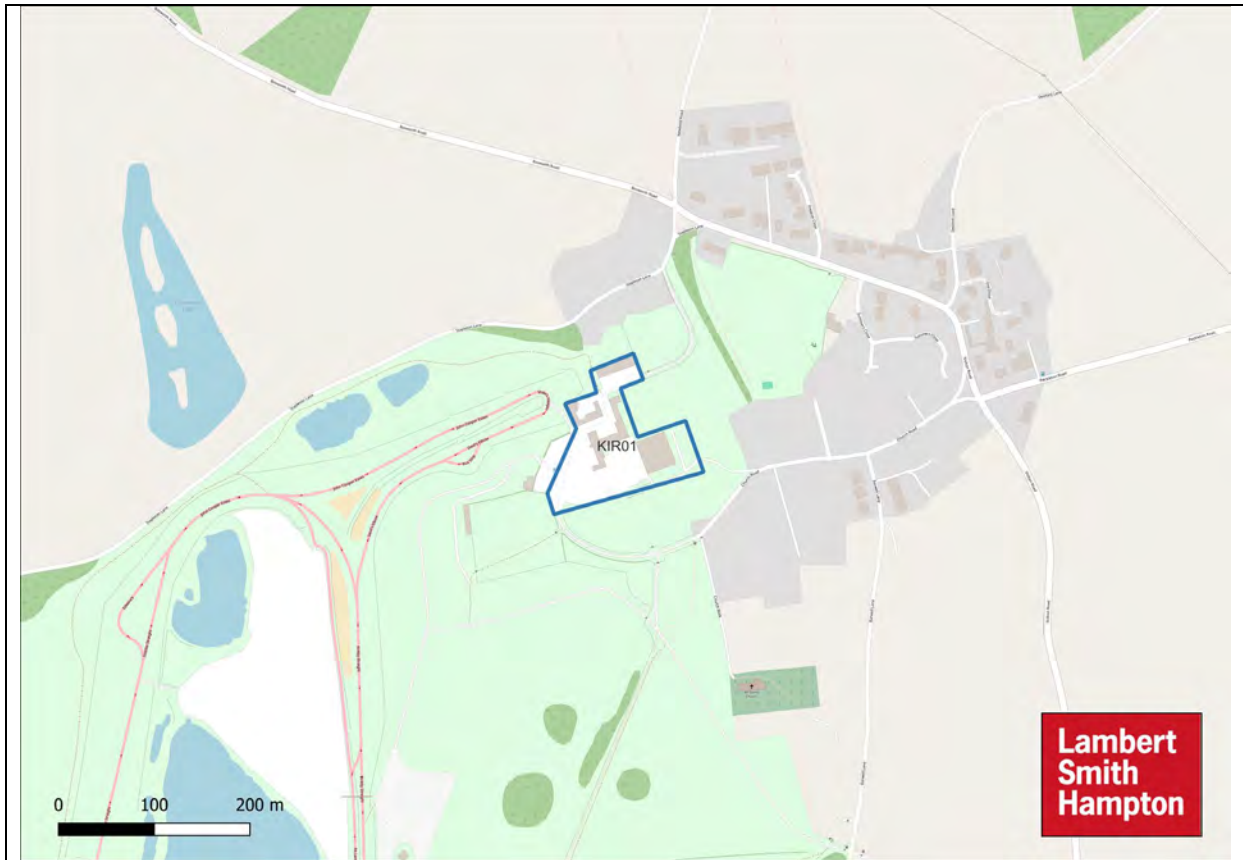


<b>Address</b>	<b>Tungsten Park, Coventry Road, Hinckley</b>
Site Ref.	HIN153
Description	Within urban area, adjoining Harrowbrook Industrial Estate
Occupier(s)	Various
Percentage Occupied	100%
Prominence	High
Current Use	Light industrial/office
Size, ha	4.72
Building Age	New
Building Quality	Good
Access Constraints	Noone
Distance to Motorway, km	5
Distance to A-road, km	1
Distance to Rail Station, km	2.5
Distance to Bus Stop, km	0.1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	Modern industrial units with leisure uses at front of estate
Recommendation	A



<b>Address</b>	<b>Hawley Road Industrial Estate, Hinckley</b>
Site Ref.	HIN129
Description	Moderate/low grade employment site to south of the town centre, close to rail station and out-of-town retail, also including modern public sector offices
Occupier(s)	Various, including Hinckley Hub, Dennis House Business Centre
Percentage Occupied	90%
Prominence	Moderate
Current Use	Light industrial/office/pub/housing
Size, ha	1.57
Building Age	Mixed Pre/Post 1960s
Building Quality	Poor-Moderate
Access Constraints	In residential/services area
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	1
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	none
Critical Mass	Yes
Other Information	Site within Hinckley Town Centre Area Action Plan boundary. The remaining premises functions well as a town centre employment site, providing prominently located budget accommodation close to Hinckley Railway Station.
Reccomendation	B

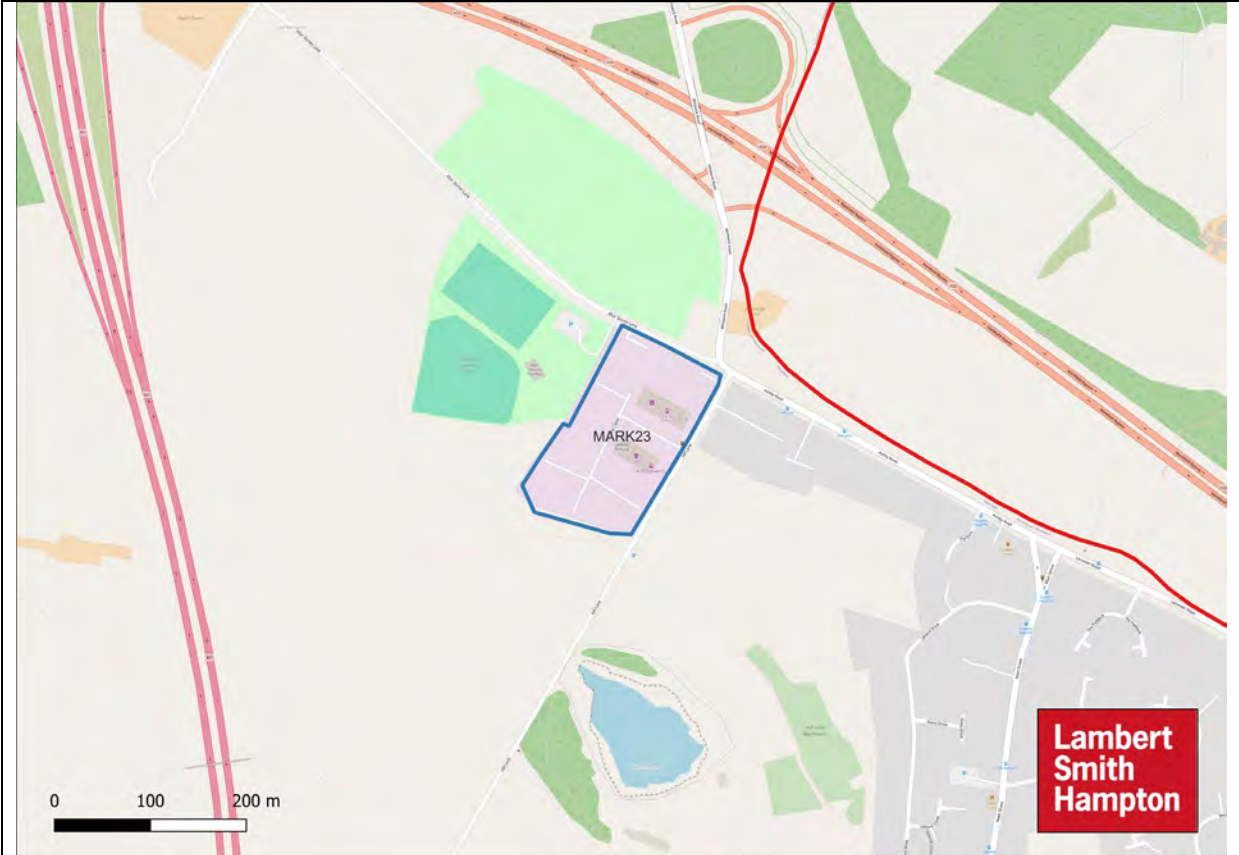
## Kirkby Mallory



<b>Address</b>	<b>Mallory Park, Church Road, Kirkby Mallory</b>
Site Ref.	KIR01
Description	Various office and industrial units on edge of racing circuit
Occupier(s)	Various including Everman Racing
Percent Occupied	100%
Prominence	Low
Current Use	Office and industrial
Size, ha	1.0
Building Age	Modern
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	7
Distance to A-road, km	4
Distance to Rail Station, km	11
Distance to Bus Stop, km	5
Car Parking	Good
Servicing	Moderate
Constraints	Situated adjacent to racing circuit
Critical Mass	No
Other Information	Primary use is a motor racing circuit, workshop is part of ancillary mixed use premises.
Recommendation	C



**Markfield**



<b>Address</b>	<b>Industrial Estate, South of Ashby Road, Markfield</b>
Site Ref.	MARK23
Description	Accessible, modern, moderate quality industrial estate on the outskirts of Markfield
Occupier(s)	Various
Percentage Occupied	100%
Prominence	Moderate
Current Use	Industrial estate
Size, ha	2.43
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	1
Distance to A-road, km	2
Distance to Rail Station, km	11
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	Retain for employment. Key rural employment site, providing micro business workshops.
Recommendation	A

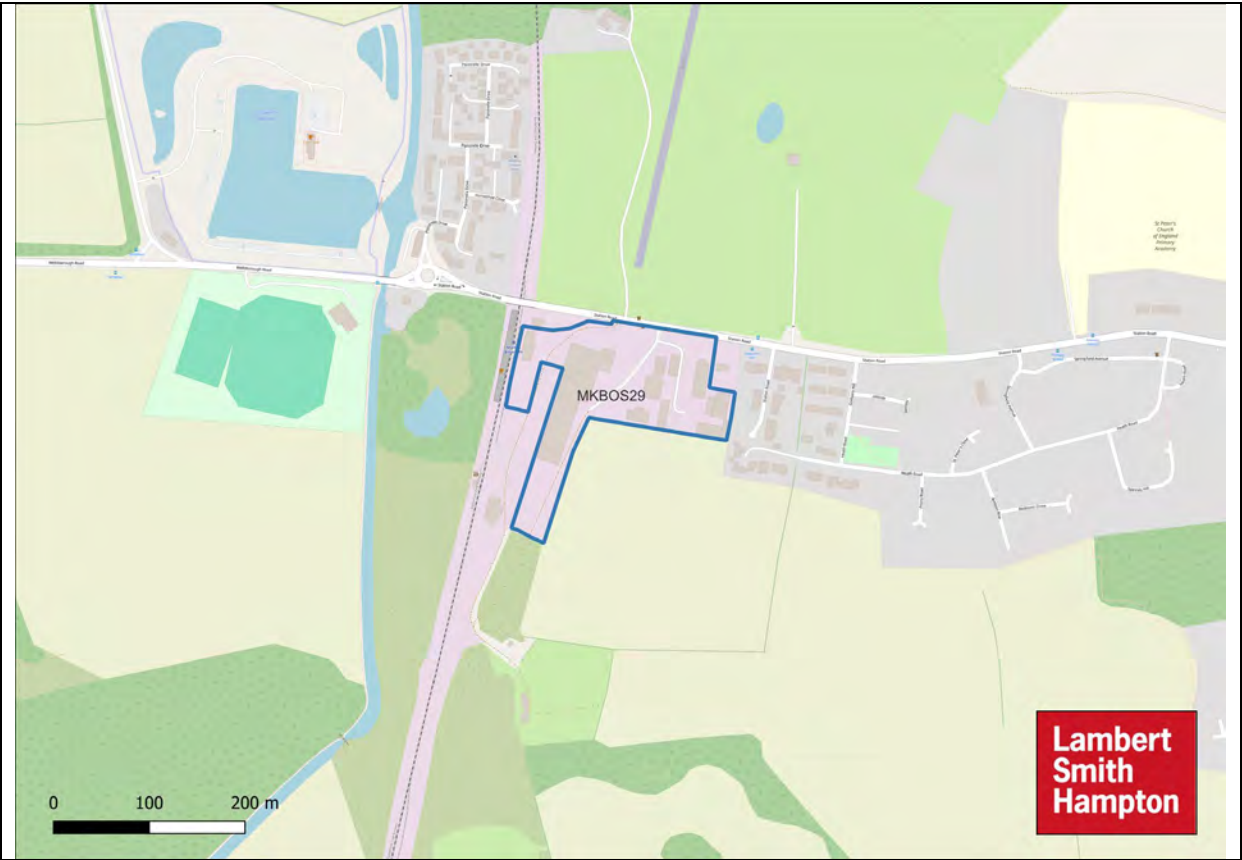


<b>Address</b>	<b>Horsepool Grange Industrial Estate, Elliott's Lane</b>
Site Ref.	MARK24
Description	Small industrial estate and storage site in countryside near Old Cliffe Hill quarry
Occupier(s)	Various, including Cooks Midlands
Percentage Occupied	100%
Prominence	Low
Current Use	Industrial and storage
Size, ha	2.51
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	Rural location with access along private road off Elliott's Lane
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	16
Distance to Bus Stop, km	0.5
Car Parking	Moderate
Servicing	Moderate
Constraints	Long private access road
Critical Mass	No
Other Information	This site is in rural location screened from, but in walking distance from the village of Stanton-under-Bardon. The industrial estate is easily accessed from Junction 22 of the M1 without going through residential areas. There is strong demand for B8 premises in this location.
Recommendation	B

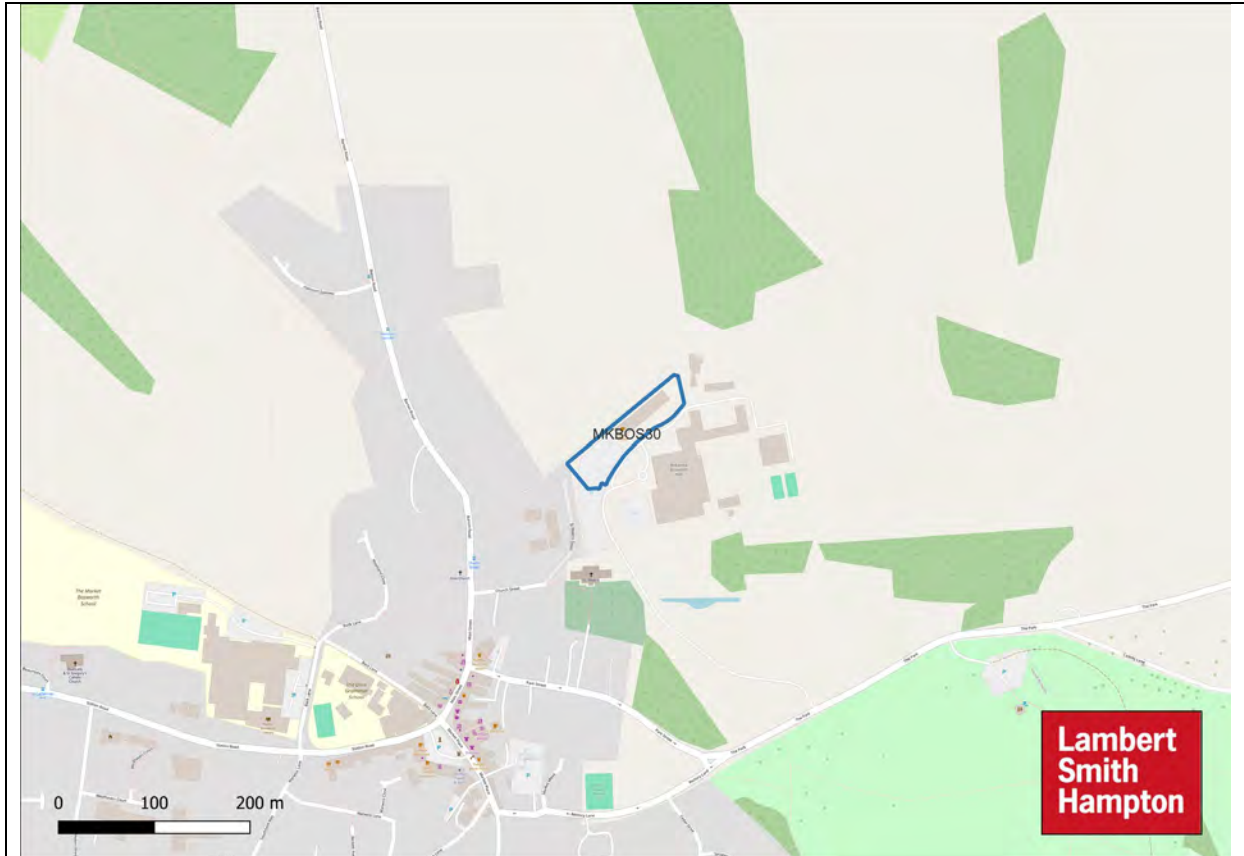


<b>Address</b>	<b>CJ Upton, 21 Shaw Lane, Markfield</b>
Site Ref.	MARK25
Description	Series of warehouses in rural location, east of Bardon Hill
Occupier(s)	Various including CJ Upton
Percent Occupied	100%
Prominence	Moderate
Current Use	Industrial
Size, ha	4.10
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	1
Distance to A-road, km	0.3
Distance to Rail Station, km	12
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Moderate
Constraints	None
Critical Mass	No
Other Information	Planning consent granted (18/00658/HYB) for the development of 5,000 sqm of B8 storage and extension to existing manufacturing unit (B2/B8)
Recommendation	A

**Market Bosworth**



<b>Address</b>	<b>Industrial Estate, South of Station Road, Market Bosworth</b>
Site Ref.	MKBOS29
Description	Small, modern industrial estate to west of Market Bosworth
Occupier(s)	Various, including JJ Churchill, Fine Art Dental Ceramics
Percentage Occupied	100%
Prominence	Low
Current Use	Industrial estate
Size, ha	2.53
Building Age	Various
Building Quality	Various
Access Constraints	None
Distance to Motorway, km	11
Distance to A-road, km	4
Distance to Rail Station, km	10
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	Retain for employment. Key rural employment site.
Recommendation	A



<b>Address</b>	<b>Swan House Business Centre, Bosworth Hall, Market Bosworth</b>
Site Ref.	MKBOS30
Description	Business Centre in landscaped grounds adjoining Bosworth Hall Hotel
Occupier(s)	Various
Percentage Occupied	100%
Prominence	Low
Current Use	Offices
Size, ha	0.47
Building Age	1960s
Building Quality	Moderate
Access Constraints	Shared with hotel
Distance to Motorway, km	15
Distance to A-road, km	6
Distance to Rail Station, km	13
Distance to Bus Stop, km	0.5
Car Parking	Good
Servicing	Average
Constraints	None
Critical Mass	No
Other Information	None
Recommendation	A

**Nailstone**

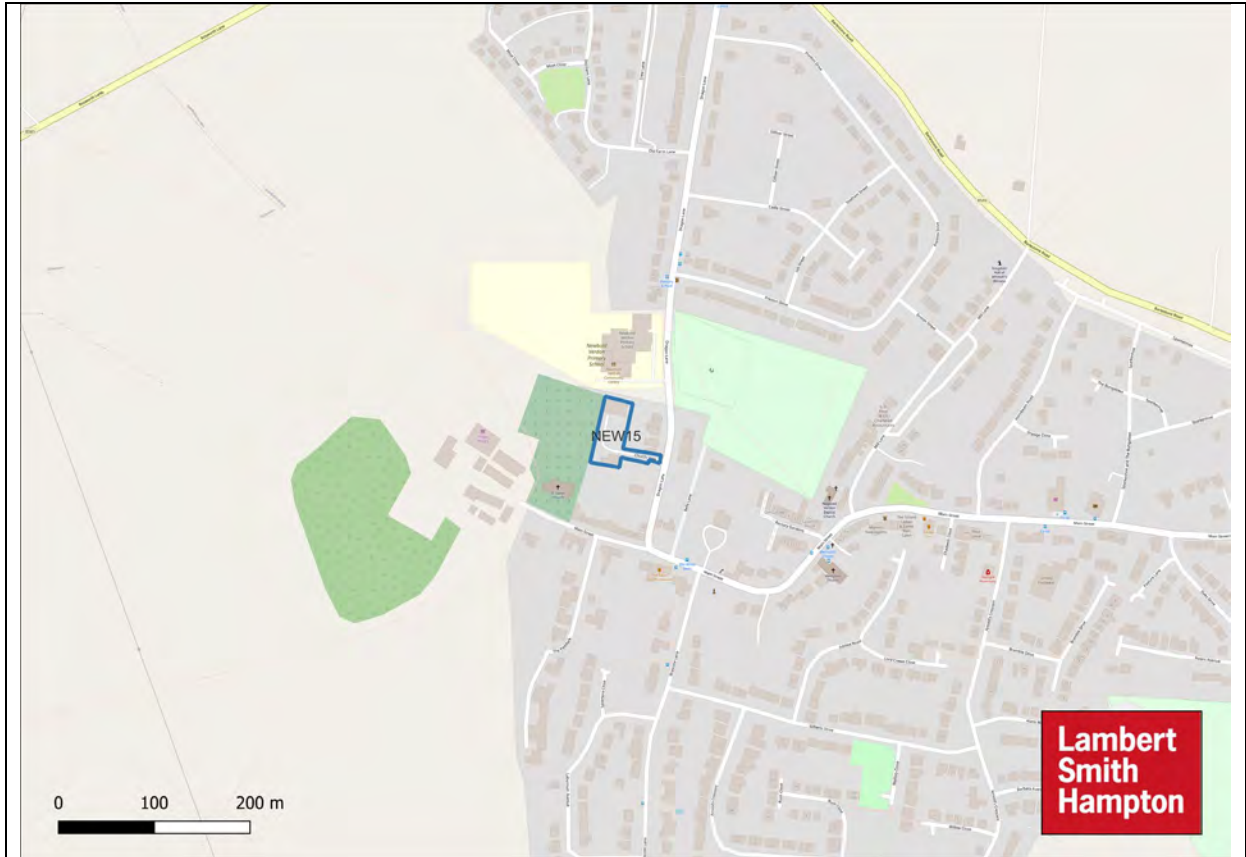


<b>Address</b>	<b>Nailstone Highways Depot, Nailstone</b>
Site Ref.	NAI08
Description	Isolated, rural works depot to the north of Nailstone
Occupier(s)	Leicestershire County Council
Percentage Occupied	100%
Prominence	High
Current Use	Works depot
Size, ha	0.86
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	8
Distance to A-road, km	0
Distance to Rail Station, km	15
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Other Information	None
Recommendation	B



Address	Aldi Distribution Centre, Nailstone
Site Ref.	NAI09
Description	Bespoke distribution centre in former Nailstone quarry
Occupier(s)	Aldi
Percentage Occupied	100%
Prominence	Low
Current Use	Distribution warehouse
Size, ha	29.40
Building Age	New
Building Quality	Good
Access Constraints	in a rural location between Nailstone and Battram villages, some 2 miles south west of the Bardon employment area.
Distance to Motorway, km	7
Distance to A-road, km	5
Distance to Rail Station, km	17
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	Single user site
Recommendation	A

**Newbold Verdon**



<b>Address</b>	<b>CPL Ltd, Church View off Dragon Lane, Newbold Verdon</b>
Site Ref.	NEW15
Description	Modern industrial unit now split into multi-occupancy
Occupier(s)	Various including Taylors Architectural
Percentage Occupied	100%
Prominence	Low
Current Use	Light industrial
Size, ha	0.24
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	7
Distance to A-road, km	3
Distance to Rail Station, km	12
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Other Information	Retain for employment uses as, apart from Verdon Sawmills, there is little other employment space in the village. Also as this site now accommodates multiple occupiers. However, its loss would have minimal effect on overall supply.
Recommendation	B



**Newbold Heath**



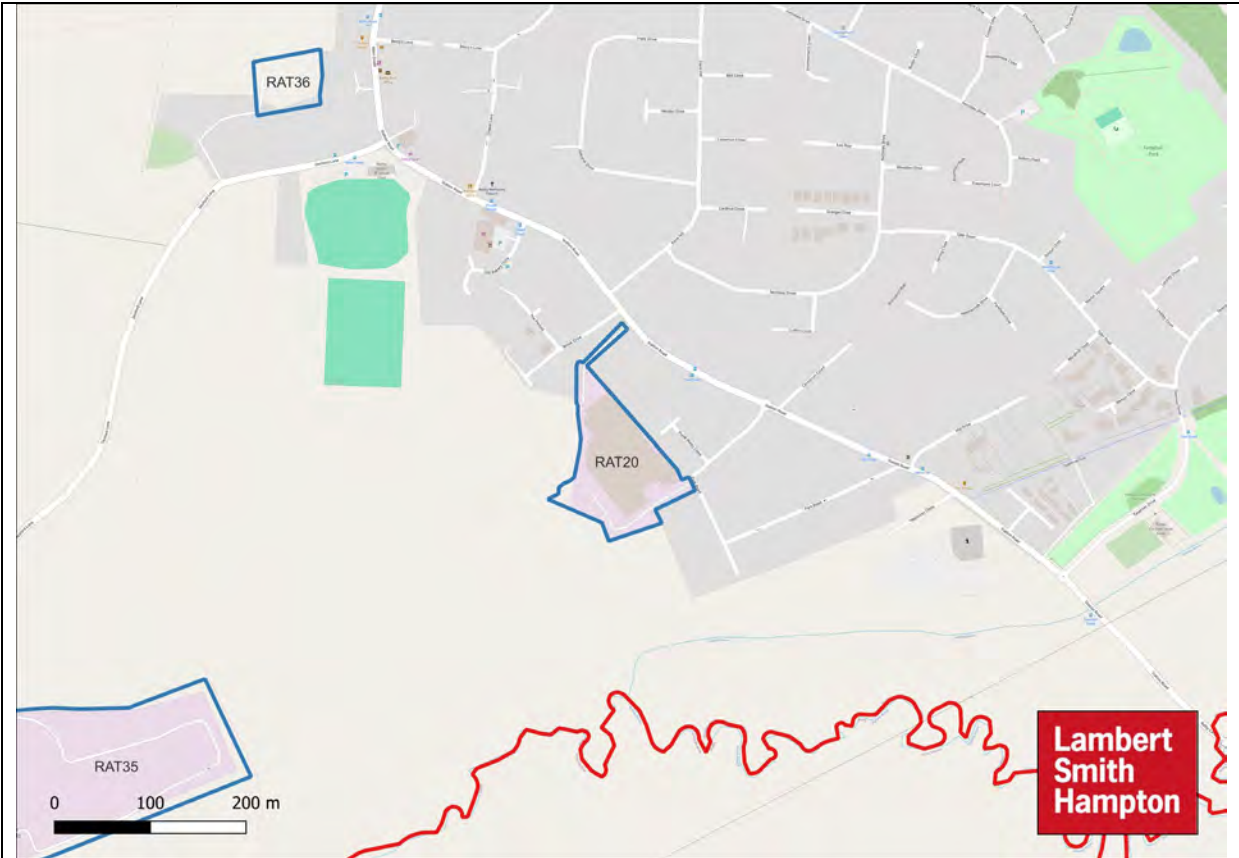
<b>Address</b>	<b>Verdon Sawmills, Newbold Heath</b>
Site Ref.	NEW27
Description	Isolated employment site in rural location
Occupier(s)	Verdon Sawmills
Percentage Occupied	100%
Prominence	Low
Current Use	Industrial
Size, ha	1.51
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	In residential area
Distance to Motorway, km	12
Distance to A-road, km	3
Distance to Rail Station, km	13
Distance to Bus Stop, km	1
Car Parking	Poor
Servicing	Poor
Constraints	None
Critical Mass	No
Other Information	None
Recommendation	B

## Norton Juxta Twycross



<b>Address</b>	<b>Henton's Engineering, South of Wood Lane, Norton Juxta Twycross</b>
Site Ref.	NOR04
Description	Converted farm buildings on edge of village
Occupier(s)	Henton Engineering
Percentage Occupied	100%
Prominence	Low
Current Use	Industrial/office
Size, ha	1.01
Building Age	Historic
Building Quality	Moderate
Access Constraints	Poor access through village
Distance to Motorway, km	7
Distance to A-road, km	1
Distance to Rail Station, km	9
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Other Information	Retain for employment uses as there is no other employment space in the village. However, its loss would have minimal effect on overall supply.
Recommendation	B

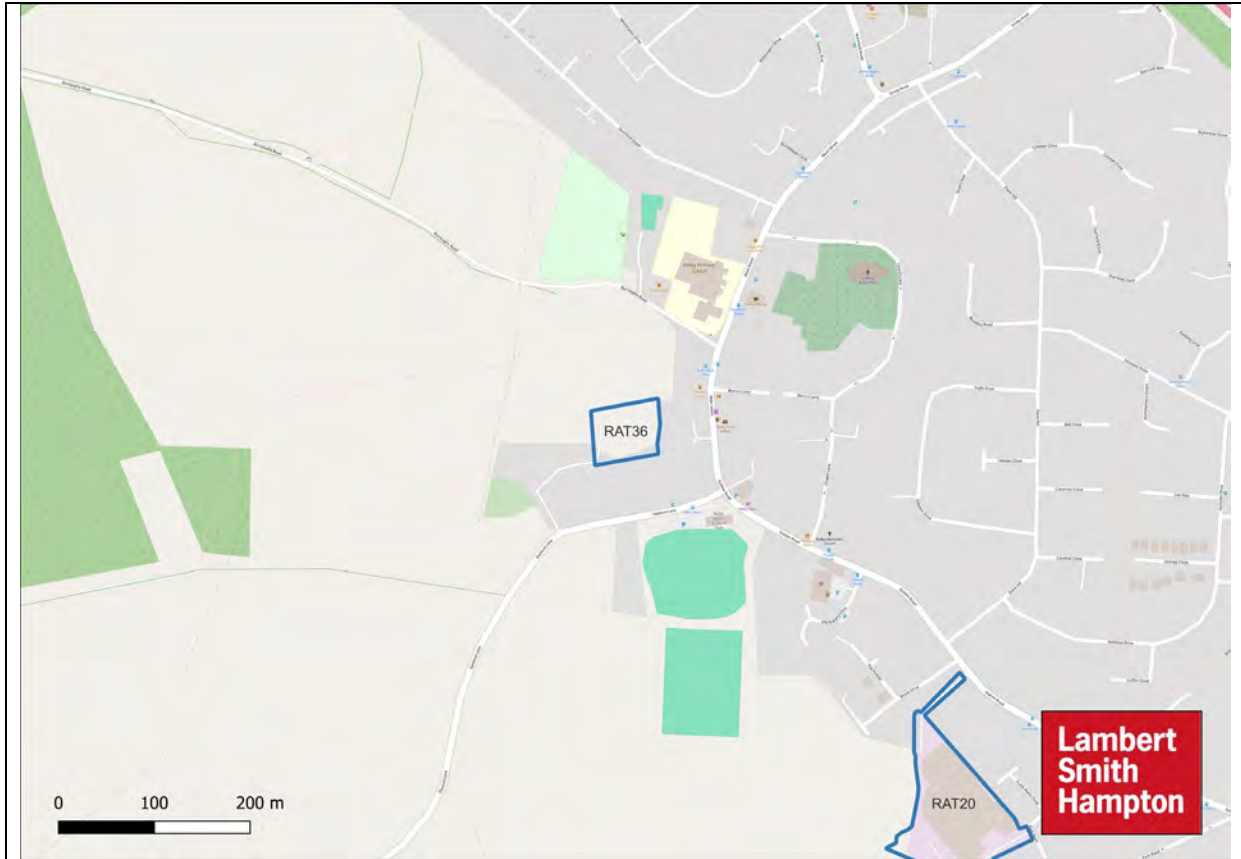
**Ratby**



<b>Address</b>	<b>Benlowe Group, Park Road, Ratby</b>
Site Ref.	RAT20
Description	Small employment site on edge of town
Occupier(s)	Benlow
Percentage Occupied	100%
Prominence	Low
Current Use	Industrial
Size, ha	1.32
Building Age	Various
Building Quality	Moderate
Access Constraints	In residential area
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	8
Distance to Bus Stop, km	1
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	Yes
Other Information	Increasingly important location as most other B-Class space in Ratby has been lost to housing Look at the feasibility of converting a portion of the space into small business units in the future, if the existing major occupier relocates. Redevelop for other employment activities, or alternative uses, as appropriate within a mixed-use scheme.
Recommendation	B

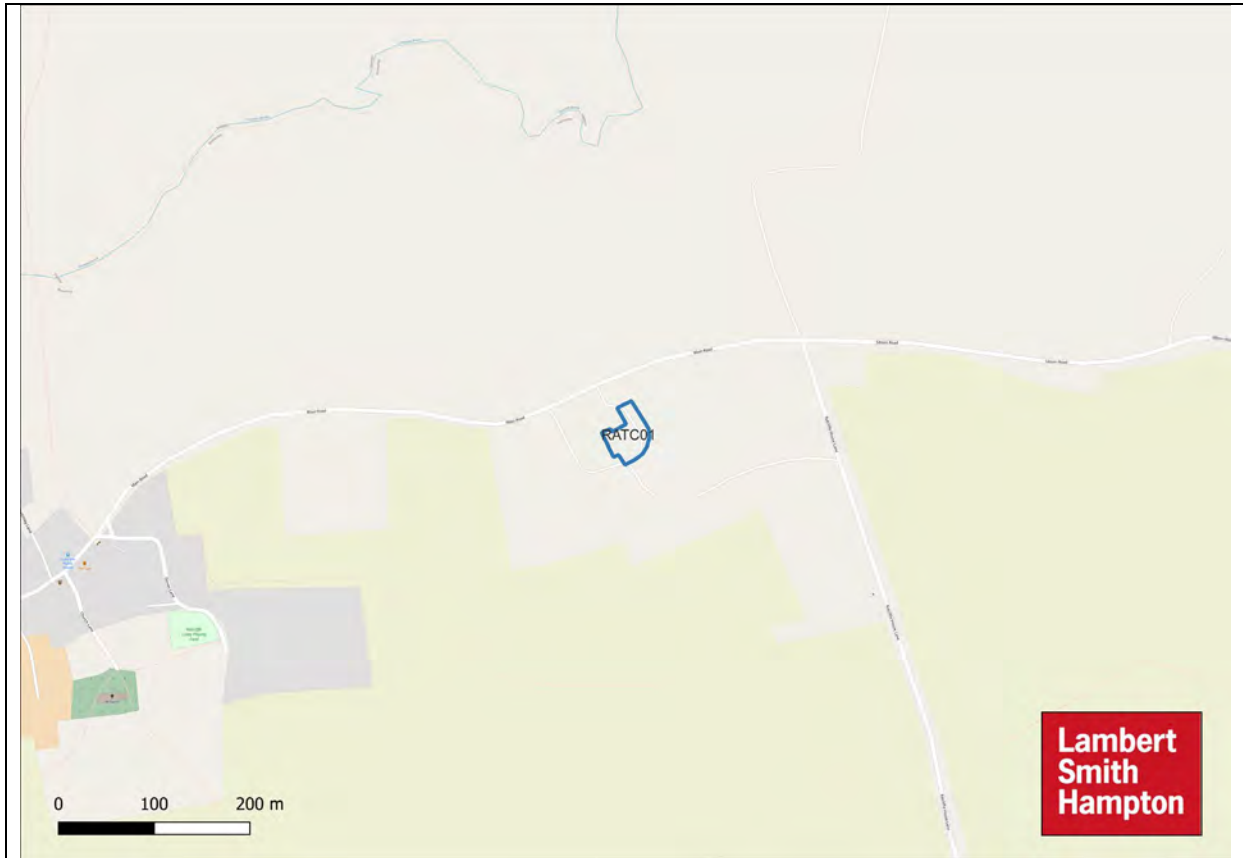


<b>Address</b>	<b>Alexandra Stone Works, Desford Lane, Ratby</b>
Site Ref.	RAT35
Description	Isolated employment site in rural location away from town. Property in retail/trade use.
Occupier(s)	Stonecraft Paving Centre
Percentage Occupied	100%
Prominence	Low
Current Use	Industrial/wholesale/retail
Size, ha	5.48
Building Age	Post 1960s
Building Quality	Poor
Access Constraints	In rural location
Distance to Motorway, km	2
Distance to A-road, km	2
Distance to Rail Station, km	8
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Other Information	Were the existing occupier to leave, it is unlikely that a major occupier would be found to replace them. In this case the site could be redeveloped to provide small industrial estate. Some alternative uses may also be considered, but only if they are compatible with this rural location.
Recommendation	B



<b>Address</b>	<b>Pear Tree Business Park, Desford Lane, Ratby</b>
Site Ref.	RAT36
Description	Small modern office park in an edge of settlement location
Occupier(s)	Various including GE Inspection Technologies, Pattersons Healthcare, IC Biosystems
Percentage Occupied	100%
Prominence	Low
Current Use	Office
Size, ha	0.39
Building Age	New build
Building Quality	Good
Access Constraints	Accessed via steep slope
Distance to Motorway, km	3
Distance to A-road, km	3
Distance to Rail Station, km	11
Distance to Bus Stop, km	0
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	Small, high quality office scheme developed in the last decade which has attracted some good quality high tech businesses to Ratby. The scheme should be protected as a priority, especially given the limited offer of B-Class accommodation remaining in Ratby.
Recommendation	A

## Ratcliffe Culey



<b>Address</b>	<b>Olive Catering, Office 1, Barn Farm, Sibson Road, Ratcliffe Culey</b>
Ste Ref.	RATC01
Description	Converted farm property outside of village centre
Occupier(s)	Olive Catering Services
Percent Occupied	100%
Prominence	Low
Current Use	Office
Size, ha	0.18
Building Age	Historic
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	10
Distance to A-road, km	5
Distance to Rail Station, km	10
Distance to Bus Stop, km	3
Car Parking	Moderate
Servicing	Poor
Constraints	None
Critical Mass	No
Other Information	Office building is located on a working farm
Recommendation	B



Address	Office at Barn Farm, Sibson Road, Ratcliffe Culey
Site Ref.	RATC02
Description	Singular office building with surrounding agricultural buildings
Occupier(s)	Olive Catering
Percent Occupied	100%
Prominence	Low
Current Use	Office
Size, ha	0.35
Building Age	Post 1960s
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	11.2
Distance to A-road, km	1.4
Distance to Rail Station, km	6.9
Distance to Bus Stop, km	2.0
Car Parking	Moderate
Servicing	Poor
Constraints	None
Critical Mass	No
Other Information	Surrounding uses are for agricultural purposes
Recommendation	B

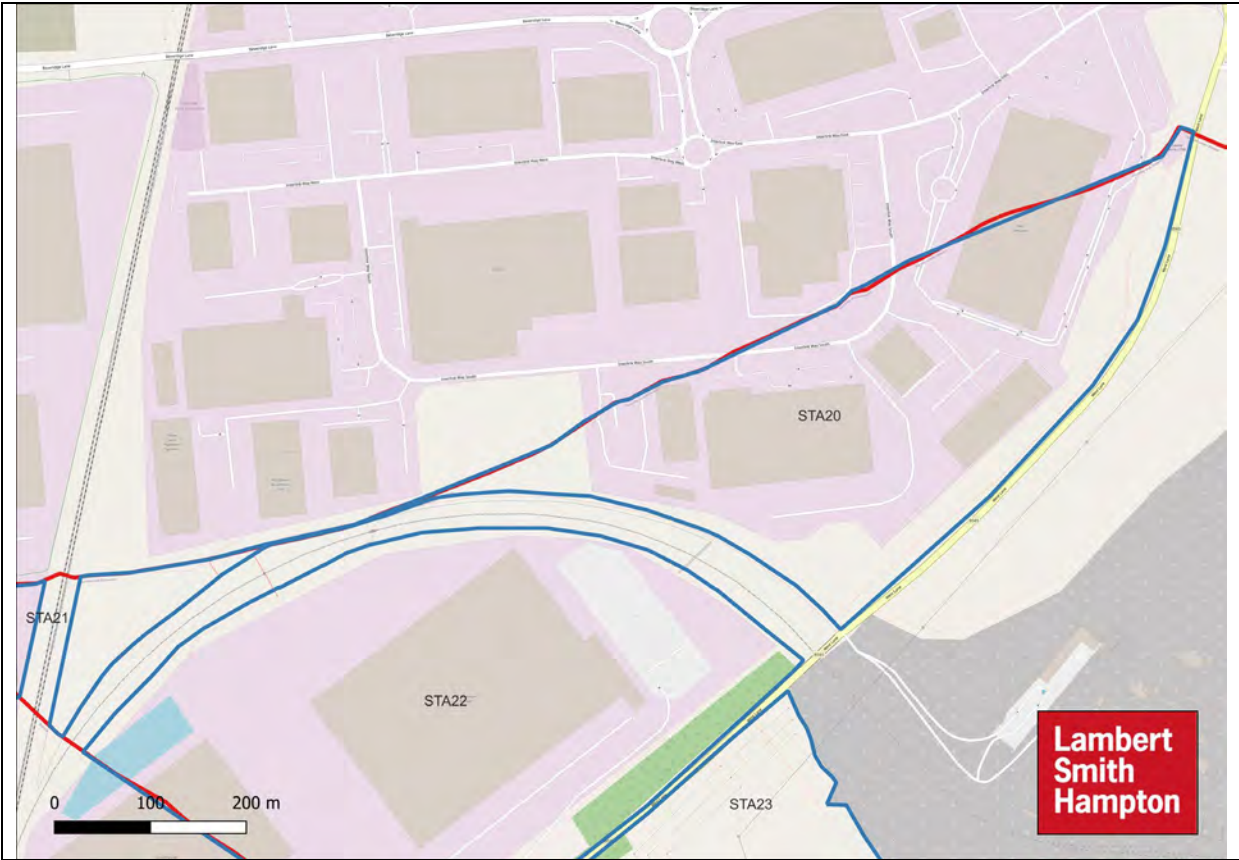
Sibson



<b>Address</b>	<b>Caton Recycling, Glebe Farm, Sibson</b>
Site Ref.	SIB01
Description	Rural industrial site extended to north and east
Occupier(s)	Caton Recycling
Percent Occupied	100%
Prominence	Low
Current Use	Recycling Centre (industrial units)
Size, ha	1.24
Building Age	Pre 1960
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	0.1
Distance to A-road, km	15
Distance to Rail Station, km	10
Distance to Bus Stop, km	4
Car Parking	Moderate
Servicing	Poor
Constraints	None
Critical Mass	No
Other Information	None
Recommendation	B



**Stanton under Bardon**



<b>Address</b>	<b>Interlink Park</b>
Site Ref.	STA20
Description	Key industrial estate for Borough/Sub-region
Occupier(s)	Various, including Laura Ashley, Mono and Amazon (latter unit partly outside of the Borough), plus four smaller units
Percentage Occupied	100%
Prominence	Moderate
Current Use	Industrial Estate
Size, hectares	13.95
Building Age	Modern
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	3
Distance to A-road, km	2
Distance to Rail Station, km	6
Distance to Bus Stop, km	3
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	This site abuts the boundary of North West Leicestershire District Council which results in the boundary cutting through the site. Development site to the west - Beveridge Lane, Interlink Distribution Park, Stanton under Bardon. It is understood the land has recently been sold by Leicestershire County Council to an undisclosed private owner. That company is in confidential negotiations with a private business to occupy the site.
Recommendation	A



<b>Address</b>	<b>Mountpark Bardon I, Robson Way, Ellistown</b>
Site Ref.	STA21
Description	Part of Unit 3, Robson Way, Mountpark, falling within Hinckley & Bosworth.
Occupier(s)	Chemist Direct
Percentage Occupied	100%
Prominence	Moderate
Current Use	Warehouse
Size, ha	0.98
Building Age	Built 2017
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	5
Distance to A-road, km	3
Distance to Rail Station, km	20
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Recent infrastructure
Constraints	None
Critical Mass	Yes
Other Information	Corner of industrial park
Recommendation	A



<b>Address</b>	<b>Mountpark Bardon II, West Lane, Ellistown</b>
Site Ref.	STA22
Description	Part of Mountpark Bardon II, falling within Hinckley & Bosworth. Level site bounded by railway line to north
Occupier(s)	VF Northern Europe
Percentage Occupied	100%
Prominence	Moderate
Current Use	Warehouse
Size, ha	20.5
Building Age	2019-21
Building Quality	New
Access Constraints	None
Distance to Motorway, km	4
Distance to A-road, km	2
Distance to Rail Station, km	20
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Recent infrastructure
Constraints	None
Critical Mass	Yes
Other Information	Site developed out
Recommendation	A



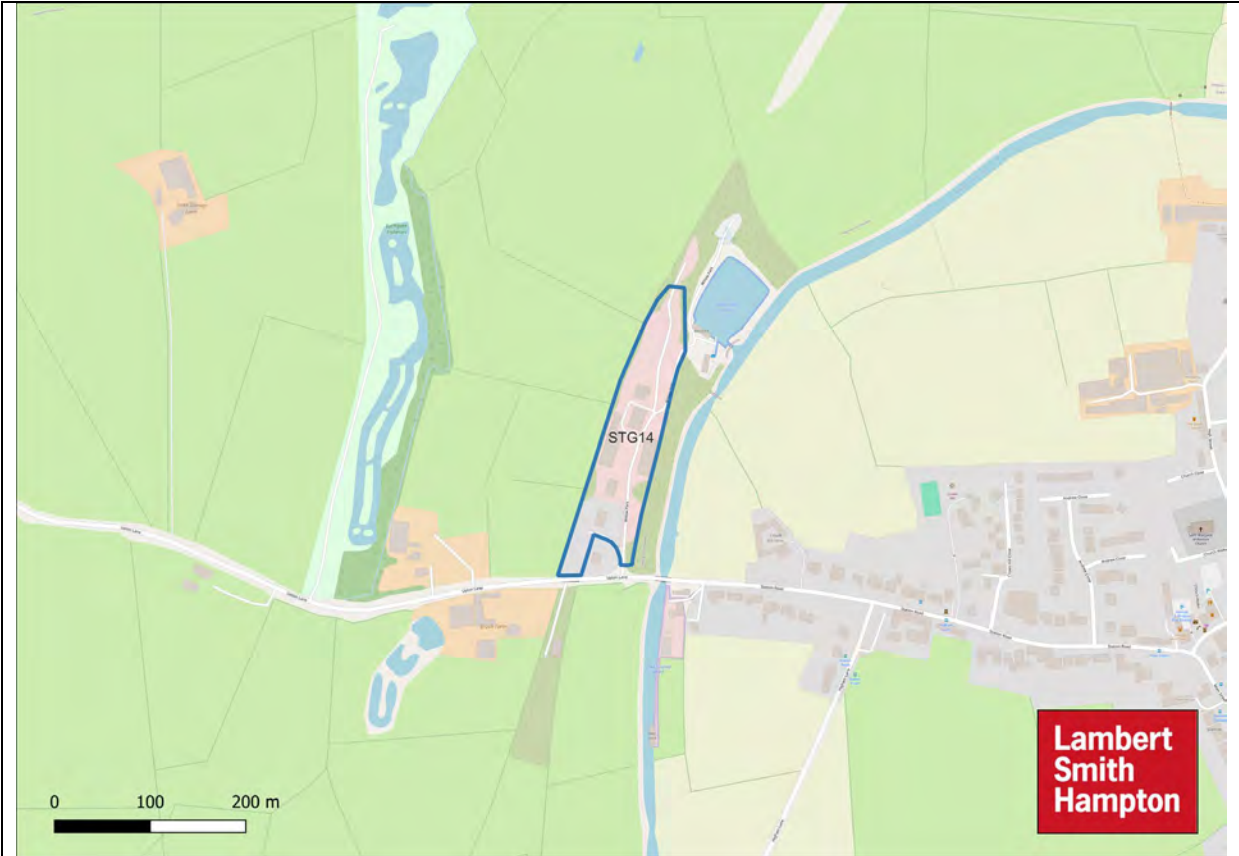
Address	Mountpark Bardon III, Ellistown
Site Ref.	STA23
Description	Farmland with planning consent for distribution warehouses
Occupier(s)	None
Percentage Occupied	0%
Prominence	Moderate
Current Use	Farmland
Size, ha	32.3
Building Age	N/A
Building Quality	N/A
Access Constraints	None
Distance to Motorway, km	5
Distance to A-road, km	3
Distance to Rail Station, km	20
Distance to Bus Stop, km	1
Car Parking	To be provided
Servicing	Requires servicing
Constraints	None
Critical Mass	Yes
Other Information	Construction not started.
Recommendation	A

Stapleton



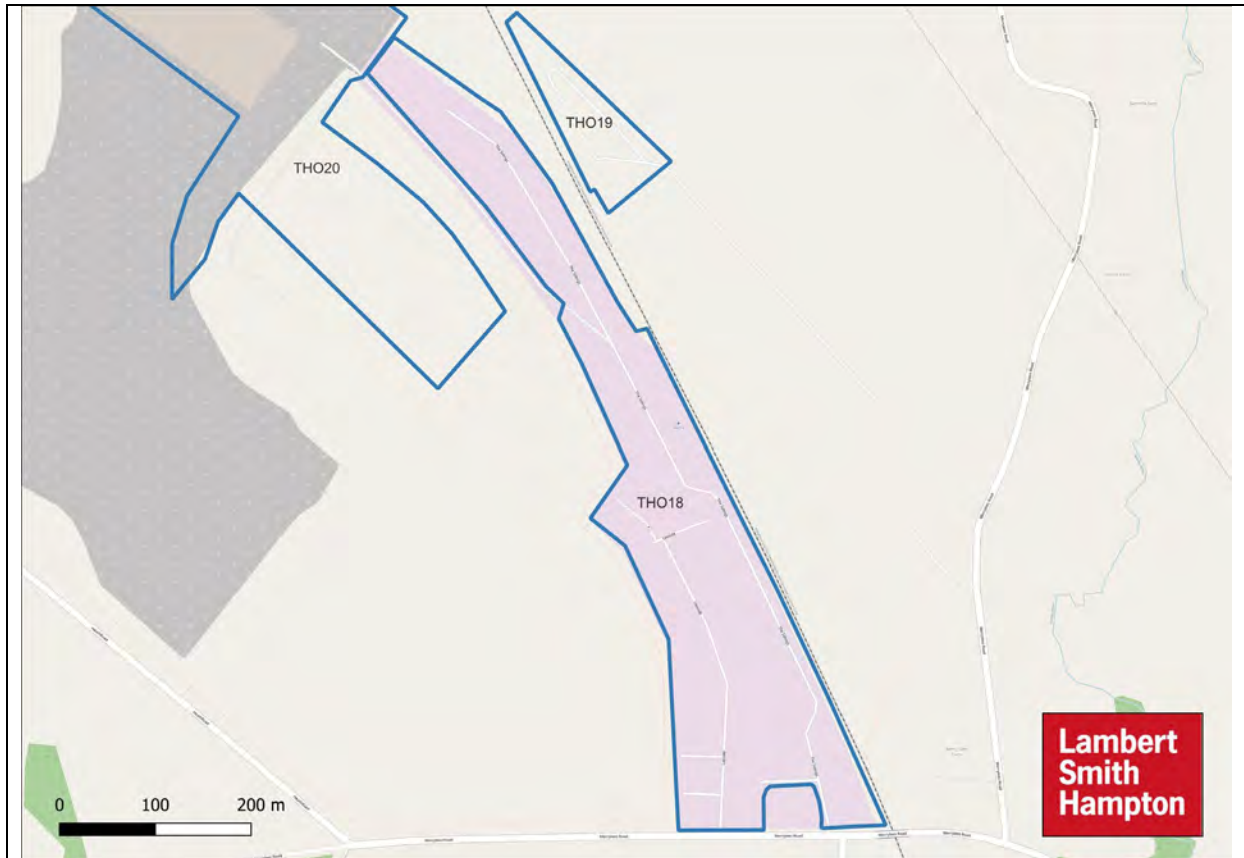
<b>Address</b>	<b>Eurospark, Ashby Road, Stapleton</b>
Site Ref.	STAP01
Description	Unit within collection of farm buildings in open countryside.
Occupier(s)	Eurospark
Percentage Occupied	100%
Prominence	Low
Current Use	Supply and servicing of EDM machines
Size, ha	0.25
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	Via private road
Distance to Motorway, km	11
Distance to A-road, km	0.2
Distance to Rail Station, km	9
Distance to Bus Stop, km	2
Car Parking	Moderate
Servicing	Poor
Constraints	None
Critical Mass	No
Other Information	Eurospark's unit occupies a minority of this site alongside agricultural and residential buildings. Overall the area makes a modest contribution to the local economy.
Recommendation	C

**Stoke Golding**



<b>Address</b>	<b>Willow Park Industrial Estate, Station Road, Stoke Golding</b>
Site Ref.	STG14
Description	Rural industrial estate
Occupier(s)	Various, including Eskdale Motors
Percentage Occupied	100%
Prominence	Low
Current Use	Industrial estate
Size, hectares	1.60
Building Age	Various, mostly post 1960s
Building Quality	Various
Access Constraints	Rural location
Distance to Motorway, km	7
Distance to A-road, km	3
Distance to Rail Station, km	5
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	Frontage includes two houses which could be excluded from the site boundary.
Recommendation	B

## Thornton



<b>Address</b>	<b>Merrylees Industrial Estate, Thornton</b>
Site Ref.	THO18
Description	Large, relatively modern, rural industrial estate
Occupier(s)	Various, including Solstar, Savage Lighting and Simtom
Percentage Occupied	100%
Prominence	Low
Current Use	Industrial estate
Size, ha	9.24
Building Age	Various – Mostly modern
Building Quality	Various - good
Access Constraints	Rural location
Distance to Motorway, km	5
Distance to A-road, km	4
Distance to Rail Station, km	11
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	Yes
Other Information	Retain for employment uses. Key rural employment site. Minor unimplemented planning permissions within the site. Vacant site in the north is consented for “ <i>Redevelopment of the site to accommodate the delivery, storage and filling operations of up to 1,400 tonnes of liquefied petroleum gas (LPG) and additional storage ... of liquefied natural gas (LNG)... erection of a new cylinder filling building and office and staff facilities</i> ” (App. No 18/00564/FUL)
Recommendation	B



Address	Beyond Storage, Thornton
Site Ref.	THO19
Description	Small area of land accommodating storage containers, accessed down a long rural track, located east of Merrylees Industrial Estate
Occupier(s)	Beyond Storage
Percent Occupied	100%
Prominence	Low
Current Use	Storage
Size, ha	1.16
Building Age	N/A
Building Quality	N/A
Access Constraints	Via long narrow rural track
Distance to Motorway, km	5
Distance to A-road, km	4
Distance to Rail Station, km	11
Distance to Bus Stop, km	2
Car Parking	Poor
Servicing	Poor
Constraints	Rural location, separate from existing industrial estate
Critical Mass	Yes
Other Information	None
Recommendation	B





Address	Forterra, Desford Brickworks
Site Ref.	THO20
Description	Industrial estate and storage site north of existing Merrylees Industrial Estate
Occupier(s)	Forterra
Percent Occupied	100%
Prominence	Low
Current Use	Industrial and storage
Size, ha	11.40
Building Age	Mostly Modern
Building Quality	Moderate
Access Constraints	Via existing industrial estate or rural road
Distance to Motorway, km	7
Distance to A-road, km	7
Distance to Rail Station, km	17
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Poor
Constraints	Rural location, located behind existing industrial estate
Critical Mass	Yes
Other Information	None
Recommendation	A

**Twycross**



<b>Address</b>	<b>Rare, Manor Park, Twycross</b>
Site Ref	TWY01
Description	Secure rural office complex
Occupier(s)	Rare (Microsoft Game Studios)
Percentage Occupied	100%
Prominence	Low
Current Use	Office/high tech
Size, ha	9.66
Building Age	Modern
Building Quality	Good
Access Constraints	Rural location
Distance to Motorway, km	9
Distance to A-road, km	0.1
Distance to Rail Station, km	17
Distance to Bus Stop, km	1
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Other Information	High tech, high value use (computer game designer)
Recommendation	A



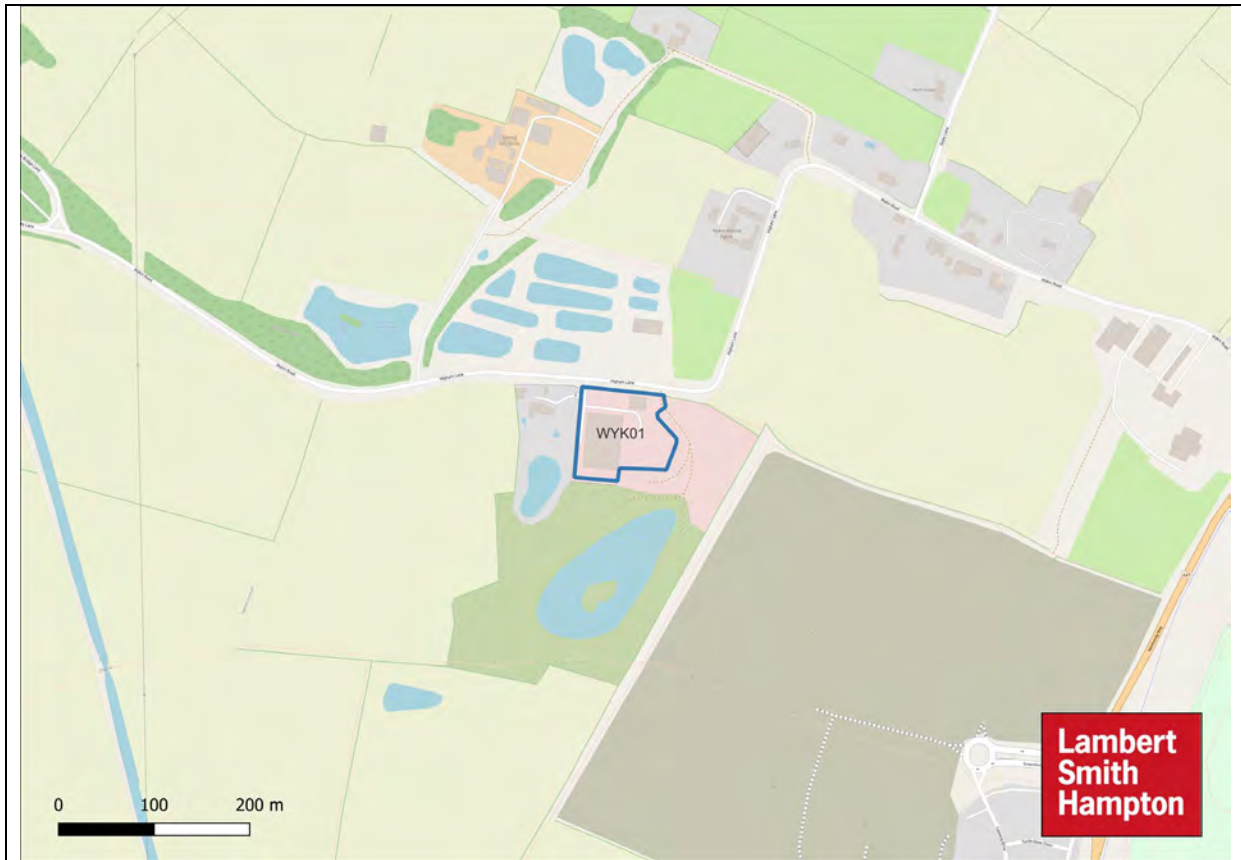
<b>Address</b>	<b>Startin's Tractor Sales, West of Main Street, Twycross</b>
Site Ref.	TWY09
Description	Prominent agricultural sales facility in village centre
Occupier(s)	Startin's Tractor Sales
Percentage Occupied	100%
Prominence	Moderate
Current Use	Light industrial/trade
Size, ha	1.21
Building Age	Post 1960s
Building Quality	Moderate
Access Constraints	None
Distance to Motorway, km	6
Distance to A-road, km	1
Distance to Rail Station, km	7
Distance to Bus Stop, km	2
Car Parking	Good
Servicing	Good
Constraints	None
Critical Mass	No
Other Information	B8 trade facility rather than traditional B1/B2/B8 in a prominent location. Recent investment in new office and warehouse premises.
Recommendation	B

**Upton**



<b>Address</b>	<b>Fenn Lanes (Tudor Barns), Fenn Lanes, Upton</b>
Site Ref.	UPT01
Description	Small industrial estate in rural location
Occupier(s)	Various
Percent Occupied	100%
Prominence	Low
Current Use	Industrial and storage
Size, ha	2.70
Building Age	Post 1960s
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	14
Distance to A-road, km	3
Distance to Rail Station, km	10
Distance to Bus Stop, km	3
Car Parking	Moderate
Servicing	Poor
Constraints	None
Critical Mass	No
Other Information	Residential at the front and west of the site
Recommendation	B

**Wykin Village**



<b>Address</b>	<b>Retro Power Ltd, Oaklands Farm, Higham Lane, Wykin Village</b>
Site Ref.	WYK01
Description	Industrial and storage site in a rural area outside the A47 western boundary of Hinckley town
Occupier(s)	Retro Power Ltd and R J Vehicle Sales
Percent Occupied	100%
Prominence	Low
Current Use	Industrial and storage
Size, ha	0.80
Building Age	Post 1960s
Building Quality	Good
Access Constraints	None
Distance to Motorway, km	7.4
Distance to A-road, km	0.9
Distance to Rail Station, km	6.7
Distance to Bus Stop, km	1.2
Car Parking	Moderate
Servicing	Moderate
Constraints	None
Critical Mass	No
Other Information	Sites sits adjacent to working farm (Oaklands Farm)
Recommendation	B