

1. Oswestry Sustainable Urban Extension (A) SY11 4JA



Overall residential land 33 hectares (81 acres)
Planning use C3
Owner/Developer Shropshire Council, Pickstocks, Mosaic
Major local companies Coldmove, Arla Foods, Skyjack UK, RJA, Practice Plan, Richard Burbidge, Pickstocks, BT

2. Oswestry Innovation Park (B) SY11 4JA



Overall employment land 18 hectares (45 acres)
Planning use B1, B2, B8
Owner/Developer Shropshire Council,
Major local companies Coldmove, Arla Foods, Skyjack UK, RJA, Practice Plan, Newgate Clocks, Aico Ltd, Aluroll, Richard Burbidge

3. North of Whittington Road, Oswestry SY11 4AD



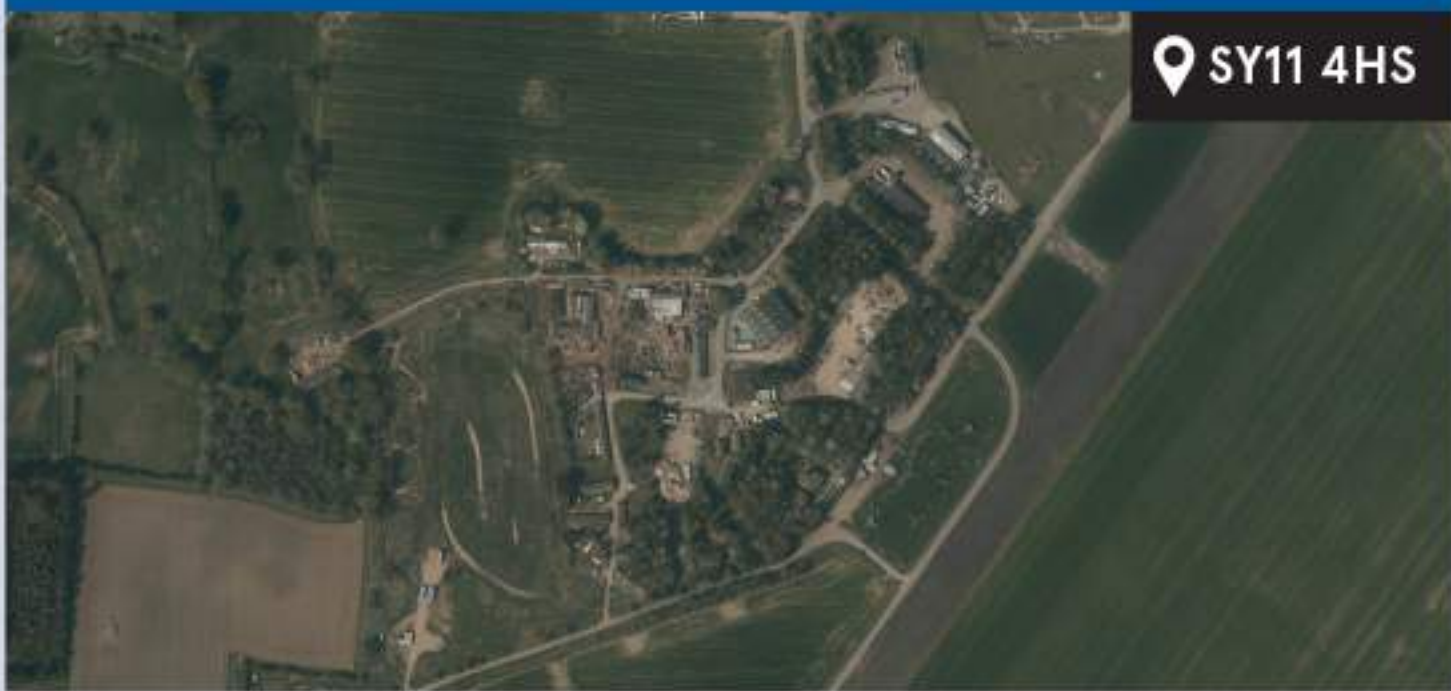
Overall employment land 7.85 hectares (19 acres)
Planning use B1, B2, B8
Owner/Developer Local Landowner/None
Major local companies Coldmove, Arla Foods, Skyjack UK, RJA, Practice Plan, Newgate Clocks, Aico Ltd, Aluroll, Richard Burbidge, Pickstocks, BT, GWR Fasteners, Evans Enterprises Ltd, Roche Systems 2000 Ltd, Evestore Ltd, Aluroll Ltd.

4. South of Whittington Road, Oswestry SY11 4TB



Overall employment land 12 hectares (30 acres)
Planning use B1, B2, B8
Owner/Developer Local Landowner/None
Major local companies Coldmove, Arla Foods, Skyjack UK, RJA, Practice Plan, Newgate Clocks, Aico Ltd, Aluroll, Richard Burbidge, Pickstocks, BT

5. Rednall 1 & 2 (Former Aerodrome), nr Oswestry SY11 4HS



Overall employment land 10 hectares (25 acres)
Planning use B1, B2, B8
Owner/Developer Local landowner/None
Major local companies Coldmove, Arla Foods, Skyjack UK, RJA, Practice Plan, Newgate Clocks, Aico Ltd, Aluroll, Richard Burbidge, Pickstocks, BT

6. Ellesmere Business Park Phase 2 SY12 0EW



Overall employment land 6 hectares (15 acres)
Planning use B1, B2, B8
Owner/Developer Local landowner/None
Major local companies Tudor Griffiths, Anglo Beef Processors (Hordley), Fullwood Packo, HIAB/Cargotec, Spunhill Ltd, Lakeside Coaches, HMW Ltd.

7. Grange Road, Ellesmere SY12 9DF



Overall employment land 1.2 hectares (3 acres)
Planning use B1, B2, B8
Owner/Developer Local landowner/None
Major local companies Tudor Griffiths, Anglo Beef Processors (Hordley), Fullwood, HIAB/Cargotec

9. Shawbury Road, Wem SY4 5PF



Overall employment land 4 hectares (10 acres)
Planning use B1, B2, B8
Owner/Developer Local landowner/None
Major local companies Oaklands Eggs, Clear Solutions International Ltd, The Computer Factory, Holborne Group Ltd, Cool Running Shropshire Ltd.

10. Whitchurch SY13 1PB, SY13 2AA



Oaklands Farm
Overall employment land 6 hectares (15 acres)
Planning use B2, B8
Owner/Developer Local landowner/None
Land at Heath Road (pictured)
Overall employment land 11 hectares (27 acres)
Planning use: B1
Owner/Developer Local landowner/None
Major local companies AGRO merchants Whitchurch Ltd., Ornuia Ingredients UK

11. Sych Farm Phase 1 & 2, Market Drayton TF9 3SW, TF9 3UY



Phase 1
Overall developable land 3 hectares (7 acres)
Phase 2
Overall developable land 16 hectares (40 acres)
Planning use B1, B2, B8
Owner/Developer Whittingham Design and Build
Major local companies Müller Yoghurt & Desserts, Culina Logistics, Addo Food Group, Joules Brewery

12. Clive Barracks, Tern Hill, Market Drayton TF9 3QE



Overall developable land 72 hectares (178 acres)
Overall employment land 5.75 hectares (14 acres)
Overall residential land 66 hectares (163 acres)
i.e. Site can accommodate up to 750 dwellings and local centre
Planning use Mixed
Owner/Developer Defence Infrastructure Organisation (DIO)
Major local companies Müller Yoghurt & Desserts, Culina Logistics, Addo Food Group, Joules Brewery
Subject to Local Plan review to be concluded in 2021

13. Market Drayton Land north of A53 TF9 3SQ



Overall employment land 29 hectares, 8 hectares with planning (72 acres, 20 acres with planning)
Planning use B1, B2, B8
Owner/Developer Müller Yoghurt & Desserts
Major local companies Müller Yoghurt & Desserts, Culina Logistics, Addo Food Group, Joules Brewery

14. Tern Valley Phase 2, Market Drayton TF9 3SQ



Overall employment land 5 hectares (12 acres)
Planning use B1, B2, B8
Owner/Developer Shropshire Council
Major local companies Müller Yoghurt & Desserts, Culina Logistics, Addo Food Group, Joules Brewery

15. The Big Connection: Shrewsbury SY1 1PB



Overall employment land Regeneration opportunities over 4 major sites identified through The Shrewsbury Big Town Plan
www.shrewsburybigtownplan.org
Northern Corridor, Central Business District around Railway Station, Riverside & Frankwell Quay, West End
Planning use Mixed
Owner/Developer Various - private and public including Shropshire Council, Morris & Company, Historic England
Major local companies AHR, Clear Design, Morris & Company, Salop Design & Engineering, Caterpillar Defense, Croud, Radius Aerospace, Anglo Beef Processing, Veolia

16. Mytton Oak Road and Hanwood Road, Shrewsbury SY5 8NU



Overall employment land 20 hectares (49 acres)
Planning use B1, B2, B8
Owner/Developer Local landowner/Commercial Estates Group
Major local companies Salop Design & Engineering, Caterpillar Defense, Radius Aerospace, Anglo Beef Processing, Morris & Company, Veolia, Dyke Yaxley
Subject to Local Plan review to be concluded 2021

17. Preston Island, Jct of A5/A49 Shrewsbury SY2 5LL



Overall employment land 18 hectares (44 acres)
Planning use B1, B2, B8
Owner/Developer Local landowner/None
Major local companies Salop Design & Engineering, Caterpillar Defense, Radius Aerospace, Anglo Beef Processing, Morris & Company, Veolia, Dyke Yaxley
Subject to Local Plan review to be concluded 2021

18. Greenhills Battlefield Enterprise Park, Shrewsbury SY1 3TG



Overall employment land 5 hectares (17 acres)
Planning use B1, B2, B8
Owner/Developer John Lewis Pension Fund, Shropshire Council/ Langtree
Major local companies Salop Design & Engineering, Caterpillar Defense, Radius Aerospace, Anglo Beef Processing, Morris & Company, Veolia, Dyke Yaxley

19. Sustainable Urban Extension (SUE) West SY3 5EB



Overall employment land 16 Hectares (39.5 acres):
3 hectares (7 acres) currently available
Planning use B1, B2, B8
Owner/Developer Onslow Estate, Mosaic (promoter)
Major local companies Salop Design & Engineering, Caterpillar Defense, Radius Aerospace, Anglo Beef Processing, Morris & Company, Veolia, Dyke Yaxley

20. Sustainable Urban Extension (SUE) South SY2 6QW



Overall employment land 20 hectares (50 acres)
Planning use B1, B2, B8
Owner/Developer Local landowner and promoter
Lands Improvement Holdings
Major local companies Salop Design & Engineering, Caterpillar Defense, Radius Aerospace, Anglo Beef Processing.

21. Shrewsbury Business Park Phase 2 SY2 6LG



Overall employment land 40 hectares (98 acres)
Planning use B1
Owner/Developer Shropshire Council/Alaska
Major local companies Berries, Brewin Dolphin, Handelsbanken, Nick Jones Wealth Planning, Holiday Inn Express, Whittingham Riddell, Guestline, PCB Solicitors

22. Bishop's Castle Business Park Phase 2 SY9 5BX



Overall employment land 2.5 hectares (6 acres)
Planning use B1, B2, B8
Owner/Developer Shropshire Council/None
Major local companies Jesmonite, Charles Ransford, Pathways Intermediaries Ltd, Three Tuns Brewery

23. Craven Arms Business Park Phase 2 SY7 9QA



Overall employment land 6 hectares (14 acres)
Planning use B1, B2, B8
Owner/Developer Local landowner
Major local companies Britpart, Euro Quality Lambs, Igloo Vision.

24. Eco Park Phase 1, Ludlow SY8 1ES



Overall employment land 4 hectares (10 acres)
Planning use B1
Owner/Developer Shropshire Council
Major local companies Premier Medical, McConnells, Hazlin Doors, Earl of Plymouth Estates, Isla Bikes, Flowfit

25. Land north (A) and south (B) of Sheet Road SY8 1LN



Overall employment land 6 hectares (15 acres) (Sites A & B)
Overall residential land 4 hectares (10 acres) i.e. 60 dwellings
Planning use Mixed
Owner/Developer Local landowner/Aequusland
Major local companies Premier Medical, McConnells, Hazlin Doors, Earl of Plymouth Estates, Isla Bikes, Flowfit

26. Former Ironbridge Power Station TF8 7BL



Overall employment land 140 hectares (346 acres)
Planning use Mixed B1, B2
Owner/Developer Harworth Group
Major local companies Ironbridge Gorge Museum Trust, Steelmart International Ltd, Mannwood Properties Ltd, Valley Hotel Ltd, Merrythought Ltd, Severn Gorge Countryside Trust
Subject to Local Plan review to be concluded 2021

27. M54 Corridor - RAF Cosford WV7 3EX



Overall developable land 203 hectares (502 acres)
Planning use Mixed
Owner/Developer Defence Infrastructure Organisation (DIO)
Major local companies RAF Cosford*, David Austin Roses, Allfresch Group Ltd, HL Smith, Cotswold Grange Investments
*RAF Cosford is part of the Defence College of Technical Training and also the base for the Defence School of Aeronautical Engineering. There are also plans to develop a hub for training STEM courses
Subject to Local Plan review to be concluded 2021

28. M54 Corridor - Shifnal East TF11 8NX



Overall employment land 38 hectares (94 acres)
Planning use B1, B2, B8
Owner/Developer Ruckley Estate/Morris Property
Major local companies RAF Cosford, David Austin Roses, Allfresch Group Ltd, HL Smith, Cotswold Grange Investments
Subject to Local Plan review to be concluded 2021

29. Stanmore Garden Village, Bridgnorth WV15 5HP



Mixed use development
Overall employment land 40 hectares (99 acres) (existing estate pictured)
Overall residential land 29 hectares (72 acres)
Local centre 5 hectares (12 acres)
Green Infrastructure 3.6 hectares (89 acres)
Planning use Mixed use, B1, B2, B8
Owner/Developer Apley Estates/Stanmore Properties Ltd/Shropshire Council (landowners)/None
Major local companies Grainger & Worrall, Craven Dunhill, Trident, Coram Showers, Classic Motor Cars, Bridgnorth Aluminium, SNG Barratt
Subject to Local Plan review to be concluded 2021

30. Land at Tasley, Bridgnorth WV16 4QR



Overall employment land 13 hectares (32 acres)
Planning use B1, B2, B8
Owner/Developer Stanmore Properties Ltd/None
Major local companies Grainger & Worrall, Craven Dunhill, Trident, Coram Showers, Classic Motor Cars, Bridgnorth Aluminium, SNG Barratt

SHROPSHIRE INVESTMENT SITES

INVEST SHROPSHIRE
www.investinshropshire.co.uk

Why not get in touch, we would be delighted to hear from you.

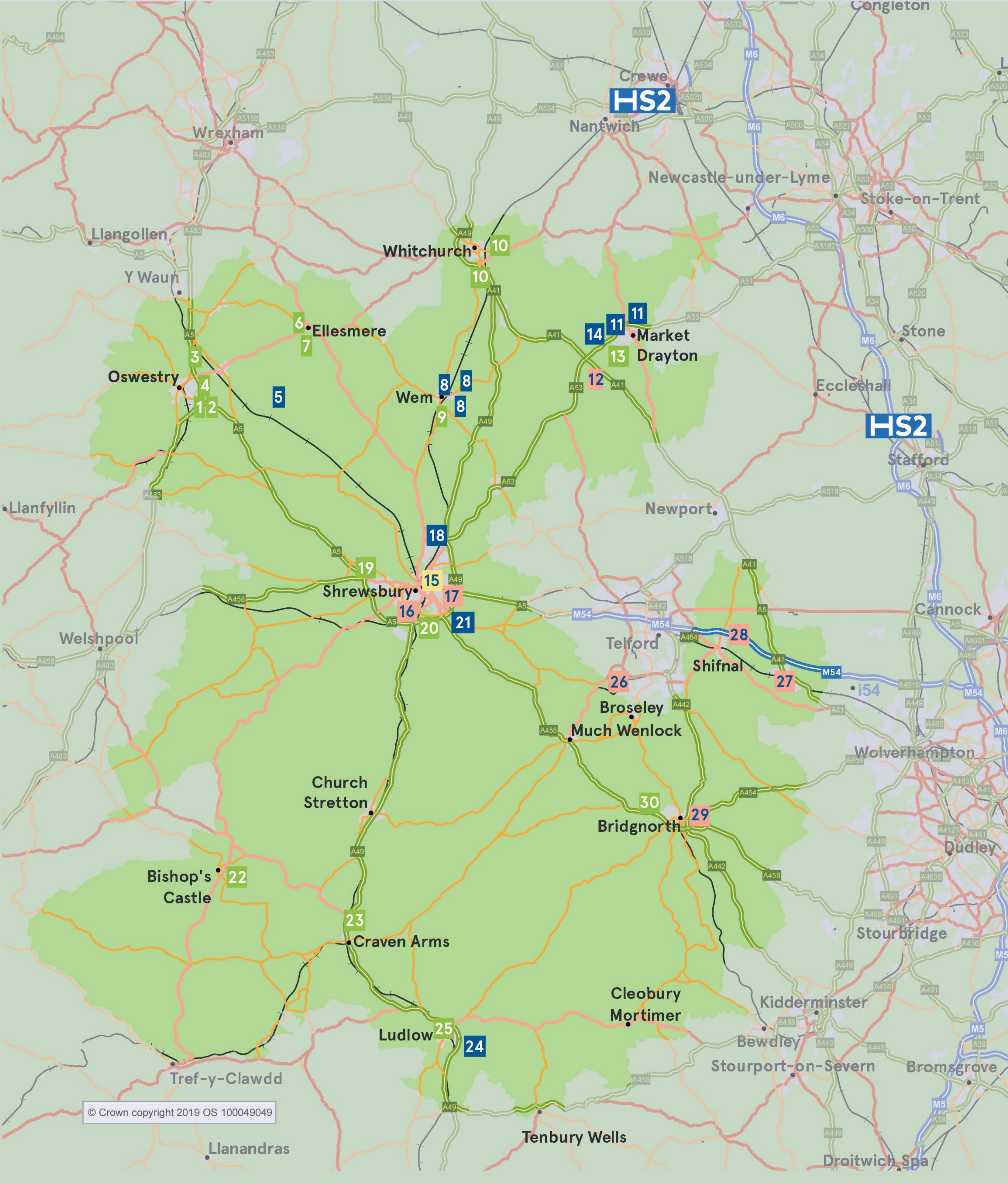
To speak to one of the team call 01743 257777 or email invest@shropshire.gov.uk
Further investment opportunity sites are to be made available through www.investinshropshire.co.uk

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INVESTMENT SITES



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1. Oswestry Sustainable Urban Extension (A) SY11 4JA

2. Oswestry Innovation Park (B) SY11 4JA

3. North of Whittington Road, Oswestry , SY11 4AD

4. South of Whittington Road, Oswestry, SY11 4TB

5. Rednall 1 & 2 (Former Aerodrome), nr Oswestry, SY11 4HS

6. Ellesmere Business Park Phase 2, SY12 0EW

7. Grange Road, Ellesmere, SY12 9DF

8. Wem, SY4 5SD, SY4 5HS, SY4 5JX

9. Shawbury Road, Wem, SY4 5PF

10. Whitchurch SY13 1PB, SY13 2AA

11. Sych Farm Phase 1 & 2, Market Drayton, TF9 3SW, TF9 3UY

12. Clive Barracks, Tern Hill, Market Drayton, TF9 3QE*

13. Market Drayton, land north of A53 TF9 3SQ

14. Tern Valley Phase 2, Market Drayton, TF9 3SQ

15. The Big Connection: Shrewsbury, SY1 1PB

16. Mytton Oak Road and Hanwood Road, Shrewsbury, SY5 8NU*

17. Preston Island, Jct of A5/A49 Shrewsbury, SY2 5LL*

18. Greenhills Battlefield Enterprise Park, Shrewsbury, SY1 3TG

19. Shrewsbury Urban Extension (SUE) West, SY3 5EB

20. Shrewsbury Urban Extension (SUE) South SY2 6QW

21. Shrewsbury Business Park Phase 2 & 3, SY2 6LG

22. Bishop's Castle Business Park Phase 2, SY9 5BX

23. Craven Arms Business Park Phase 2, SY7 9QA

24. Eco Park Phase 1, Ludlow

25. Land north (A) and south (B) of Sheet Road, SY8 1LN

26. Former Ironbridge Power Station, TF8 7BL*

27. M54 Corridor – RAF Cosford, WV7 3EX*

28. M54 Corridor – Shifnal East, TF11 8NX*

29. Stanmore Garden Village, WV15 5HP *

30. Land at Tasley, Bridgnorth, WV16 4QR

KEY

BLUE

Shovel ready or existing Business Park with sites for development.

GREEN

Allocated sites in the Local Plan – no infrastructure in place.

YELLOW

Medium-term aspirational sites (2 years +)

***PINK**

Long-term aspirational sites (5 years +)

MOTORWAY

RAILWAY

MAJOR A ROADS

**These sites comprise current investment opportunities in key locations across Shropshire along with potential new employment sites that are subject to our Local Plan review. In response to market demand, the authority will consider making these potential new sites available for development.*

PLEASE NOTE – INFORMATION FEATURED CORRECT AT TIME OF PRINT : FEBRUARY 2020



USEFUL DATA	
Airports	
Drive times in miles from Shrewsbury	
Manchester	63
Birmingham International	57
Liverpool	60
East Midlands	75
Ports	
Drive times in miles from Shrewsbury	
Holyhead	121
Port of Liverpool	69
Dover	256
Hull	164
Workforce population	
Within 45mins drive	
Shrewsbury	294,800
Oswestry	244,900
Market Drayton	662,600
Whitchurch	615,600
Ludlow	132,200
Bridgnorth	1,220,600
Shifnal	1,318,800
Visitor population	
Within 90 minute drive of Shrewsbury	
Approx 5.5 million	