

Littleton Lane, Shepperton, Surrey, TW17 0NF

Joint Venture Development Opportunity : Information Pack



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Executive Summary

Opportunity:

The Brett Group (Robert Brett & Sons) are seeking a JV partner to undertake the development of a scheme defined under the planning application listed below, or under a revised scheme in the event of existing consent being varied to improve layout and or individual sizes. The Brett Group will provide the 7 acre land parcel to be developed.

Financially the joint venture would look for an equitable arrangement on investment cost, leading to a longer-term income stream from the let investment. Brett seek to remain a partner in the property as it owns the surrounding land and other property within the Borough and do not propose to enter into a sale of the freehold.

The Brett Group

Brett is the UK's largest independently owned building materials group operating since 1909 with over 60 sites supplying materials throughout London, the South, South East and Midlands and employing over 700 people.

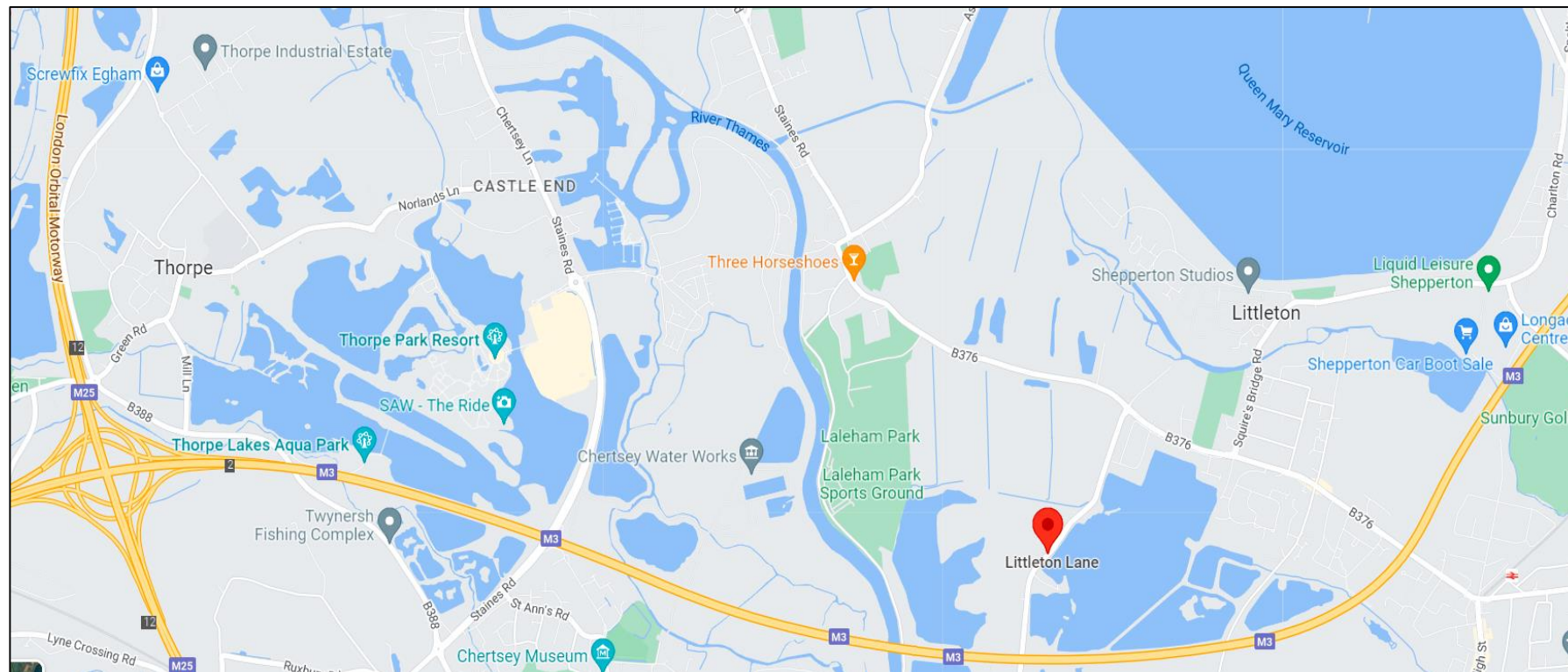
The Brett Group has extensive reserves of land based and marine aggregates under licence to supply sand and gravel products to the construction industry. It also has two cement terminals and specialises in the supply of ready mixed concrete and floor screeds across the range of domestic and commercial projects together with a variety of hard landscaping and building products including block and decorative paving, decorative aggregates, and specialist kerbs.

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Location:

Shepperton is located in the borough of Spelthorne in the county of Surrey, 15 miles southwest of Charing Cross. Littleton Lane is located within 2 miles of J1 of the M3 connecting Southampton in the west and London in the east. Further, the site is located just 5 miles from J12 of the M25. Heathrow airport is located approximately 10 miles to the north.

Access to the site is off Littleton lane to the South of the B376 approximately 4 minutes from Shepperton studios.



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Site at present:

The Site forms an irregular parcel of land, which extends to approximately 2.9 hectares or 7.16 acres.

The Site is located on Littleton Lane opposite the Littleton Sailing Club, 1km/.66 miles from the currently underway Shepperton studios extension. The estate is located within the Heathrow Safeguarding Zone, and within the Metropolitan Green Belt. The adjacent gravel pit is currently subject to planning for restoration to agricultural/amenity land, to the west is a Site of Nature Conservation Importance.

The Site is currently occupied by a number of one to two storey buildings, storage containers and external storage areas. The existing buildings are generally in a poor state of repair and are reaching the end of their economic lives. The existing buildings on the site comprise a total floorspace of 4,358.7 sq m /46902 sqft (GEA). There a number of occupations at present on flexible short term arrangements on site at present.

The estate has been known by / recorded under a number of different names illustrating its industrial heritage, which include but are not limited to:

The Brett Trading Estate;
Littleton Estate;
Shepperton Trading Estate; and
The Conalcrete Site.



Existing site layout



NB. Freehold demise shown
in red indicative only.

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Locality

Shepperton Studios:

Pinewood studios have recently commenced developing the nursery premises adjacent to the existing studios reflecting the major demand and investment in the film industry in the UK for studios and associated industries. Netflix who have taken the original studios are looking for all independent companies occupying the lot to relocate so they can self-service their productions. As a result, there will be significant demand from all types of film related users for new units.

The new adjacent development in construction at present, is looking to create 110,509 sqm of additional accommodation comprising nine new sound stages, workshops, offices, entrance reception and security offices and back lots to be taken by Amazon Prime in a long term contract for film production.

Local demand:

Spelthorne planning department are keen to have smaller nursery units at the estate and we consider from demand the company has received for the existing units, the interest will continue in this location, as there is not a significant supply in the immediate locale.



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Planning Background

As a result of historic uses on the site Spelthorne borough Council have been strict in respect of the permitted development on the site, and the current consent is some way from the original intention of full reinstatement to agricultural use as per the land immediately due north. However, with the development of the nursery site adjacent to Shepperton Studios, there should be an opportunity to discuss further and potentially revise the consent granted.

The proposals in 2021 sought redevelopment of the site to provide new buildings ranging from ground to ground plus one storey. Up to 4,358.7 sq m (GEA) of commercial floorspace provided including uses classes A3, B1, B2 and B8 with associated car parking, open space and landscaping. Overall there will be no increase in floorspace when compared with the existing situation.

Existing consent from Spelthorne BC no 19/01731 is summarised below but found at:

<https://my.spelthorne.gov.uk/planningpublisher.aspx?requesttype=parsetemplate&template=DCApplication.tmplt&basepage=planningpublisher.aspx&Filter=%5EREFFVAL%5E=%2719/01731/FUL%27&history=1cedb5504dc24eeea95b89308e8229b5>

Planning Consent:

Namely 7 acres of industrial land.

Planning consent was granted on 10th August 2021 for the:

- demolition of the existing buildings
- retention of existing buildings 1, 15 and 17 and part retention of building 10 (as defined in CLUED 18/01054/CLD)
- creation of new buildings ranging between 1 and 2 storeys providing up to approximately 4,358.7sqm of floorspace for use classes A3, B1, B2 and B8
- creation of outside storage areas for use class B2
- creation of hardstanding and access routes, car parking, cycle storage, servicing, plant.

Illustrations of new site layout



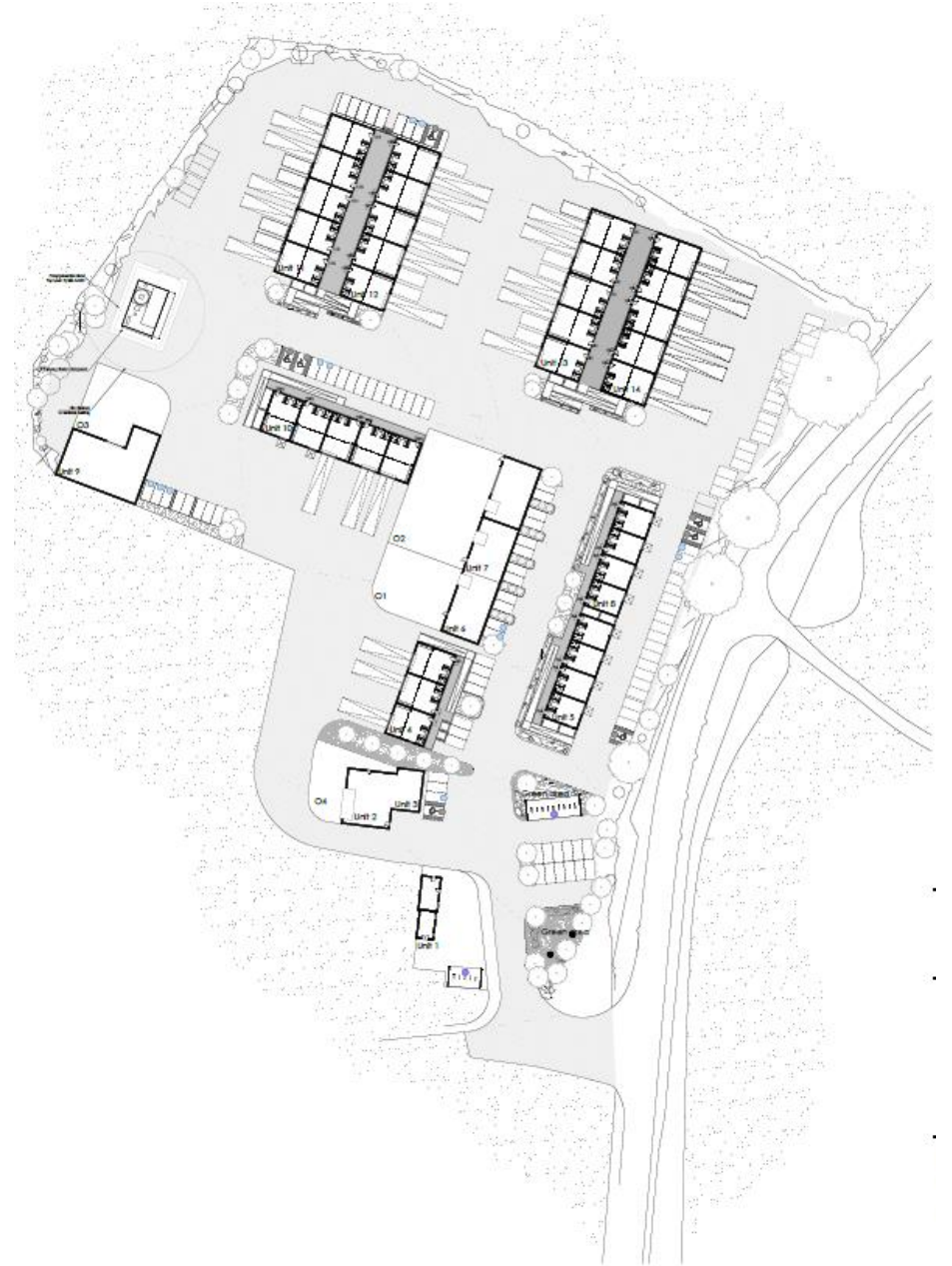
PROPOSED SITE SECTION AA
1:200 @ A1



PROPOSED SITE SECTION BB
1:200 @ A1



Proposed consented layout of new site



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Planning Detail Continued:

Vehicle Parking

109 car parking spaces are proposed across the site; the total includes seven car parking spaces for disabled people, and 12 spaces with electric vehicle charging points.

Bicycle Parking

In terms of bicycle parking, 28 spaces are proposed. The cycle parking will be provided within two secure cycle stores, with one located at the main entrance to the site beside the retained A3 café, and the other provided adjacent to proposed unit number 3, situated within a new green area of open space.

Servicing

The proposed commercial units are provided with servicing for deliveries and collections. All of the commercial units would have service access doors through their individual front façades.

Building / Unit	Occupier / Type	Lawful Use	Existing Floorspace sq m (GEA)
1	Café (retained Unit 17 as identified on CLEUD ref. 18/01054/CLD)	Use Class A3	72.525
2	General Industrial (retained Unit 15 as identified on CLEUD ref. 18/01054/CLD)	Use Class B2	171.62
3	General Industrial (retained Unit 15 as identified on CLEUD ref. 18/01054/CLD)	Use Class B2	74.14
4	General Industrial	Use Class B2	256
5	Business / Light Industrial	Use Class B1	255
6	General Industrial (retained Unit 10 as identified on CLEUD ref. 18/01054/CLD)	Use Class B2	163.15
7	General Industrial (retained Unit 10 as identified on CLEUD ref. 18/01054/CLD)	Use Class B2	306.23
8	Business / Light Industrial	Use Class B1	255
9	General Industrial (retained Unit 1 as identified on CLEUD ref. 18/01054/CLD)	Use Class B2	313.49
10	Storage & Distribution	Use Class B8	433.9
11	Storage & Distribution	Use Class B8	505
12	Storage & Distribution	Use Class B8	505
13	Business / Light Industrial	Use Class B1	505
14	Business / Light Industrial	Use Class B1	505
Total Floorspace		4,321.1	