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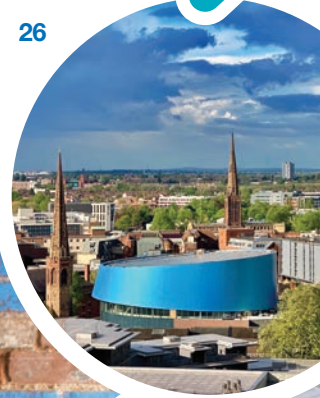


# Be Here

## Coventry & Warwickshire

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Welcome to Coventry & Warwickshire's guide to MIPIM 2020

# Coventry & Warwickshire: Invest Here, Create Here and Grow Here.

**Connectivity, creativity and culture are the three concepts driving development across Coventry & Warwickshire – one of the most successful regions in the UK.**

With a 1,000-year history, it arrives at MIPIM looking to the future as its development is being driven by the cutting-edge of technology.

Engineering expertise, combined with state-of-the-art research, led by the area's two internationally-renowned universities, has seen it emerge as a forerunner in the development of the next generation of EV and connected autonomous vehicles.

The area has in excess of £1bn of property for research and development and transport technology, either recently delivered or in development.

Jaguar Land Rover recently opened its new battery assembly centre at Hams Hall in Warwickshire, work is also complete at the new UK Battery Industrialisation Centre which will see the development of the next generation of battery systems through a partnership between academia and industry.

Elsewhere Geely LEVC's facility was the first purpose built EV factory in the UK, while the new Williams F1 and Unipart JV Hyperbat is building battery powerpacks for major OEM clients.

Culture and creativity is also proving a strong catalyst for investment. Coventry's place as the UK City of Culture in 2021 will see two four-star hotels open for the year which will attract millions of visitors – and then the area will play a leading role in the 2022 Commonwealth Games.

Coventry & Warwickshire is also home to one of the largest games development clusters in the UK with around 2,500 working in the sector in and around Leamington Spa – 10 per cent of the industry in the UK – and will form a key part of the new Leamington Creative Quarter project.

The Transforming Nuneaton initiative will see the creation of a vibrant town centre by improving and expanding leisure facilities, enhancing the retail sector, creating housing and improving the public transport and cycling infrastructure.

There's a lot happening here. **Be part of it. Invest here.**



# Visit Here Welcome to Coventry & Warwickshire!

**This is something we'll be getting used to saying here over the coming years.**

We already welcome 25m+ visitors to Coventry & Warwickshire every year, with 6m+ overnight stays (2018). Tourism generates £1.5bn+ to the local economy, an increase of 66% over the last 5 years.

Nationally, inbound tourism is predicted to continue growing strongly with spending up 6.6% to £26.6 billion, and visits up by 2.9%, to reach new record levels in 2020\*\*

There have always been lots of reasons to visit here. We're home to the Royal Shakespeare Theatre, Warwick Castle, Coventry Cathedral and Coventry Transport Museum.

Then there is the proximity to industry, and our popularity for HQ's of major UK and international businesses. These include global HQs for Aldi Stores, Aston Martin Lagonda, Cadent Gas, Holland & Barrett, Jaguar Land Rover, National Grid, Severn Trent, LEVC and Xbox Playground Games.

In recent years we've seen rapid growth in student numbers at our leading universities Coventry University and the University of Warwick. They are home to 59,832 students, 20,275 of these are overseas students representing 290 different nationalities. Students therefore provide a huge opportunity to attract visiting friends and family.

We're also an increasingly popular destination for events, conferences and trade shows, into the Ricoh Arena, National Agricultural Exhibition Centre (NAEC) and Warwick Conferences. Highlights include the Vehicle





Electrification Show 2020, the Mens and Womens Cycle Tours and the Godiva Festival.

Looking ahead, there is an exciting programme of events for both leisure and business. Coventry will be UK City of Culture 2021, bringing a potential 2.5m additional visits, making a £350m economic impact; and city and county will help host the 2022 Commonwealth Games.

Recent visitor economy investments include the new Warwick Arts Centre building, a new £2m wing of The British Motor Museum, Go Ape! at Coombe Abbey, the £37m water park The Wave in Coventry City Centre and the new £25m Emerge Surf wave park planned at Coleshill.

Recent hotel developments include the Bourne Leisure £50m refurbishment of Studley Castle, Hotel Indigo in Stratford-upon-Avon, boutique hotels Hotel du Vin in Stratford-upon-Avon and the 88-room boutique hotel at the former Coventry Telegraph Building in Coventry city centre with another Hotel Indigo set to open in Coventry early 2021.



Looking ahead, there is an exciting programme of events for both leisure and business.

**Coventry will be UK City of Culture 2021, bringing a prospective 2.5m additional visit days, making a £350m economic impact.**

\* All Warwickshire data sourced from Tourism Economic Impact Assessment, TRS, 2013 and 2018

\*\* VisitBritain forecast based on ONS data from the International Passenger Survey. For further details see: <https://www.visitbritain.org/2020-inbound-tourism-forecast>

# 5G is Here

Coventry & Warwickshire is renowned for new technologies and innovation, which is why we are active partners in the West Midlands 5G Test Bed Programme.

The aim of the programme is to put the UK at the forefront of the development of 5G technologies, services and applications, to drive innovation and economic benefit at home as well as export opportunities for UK business. Testing and proving grounds are needed because 5G will utilise entirely new technologies compared to previous mobile networks and will spawn completely new applications and services that will spill over into every facet of our lives and environment.

The focus of this testbed is to accelerate development of 5G technologies as well as prove the use of cases and business models. This is important as more and more objects become connected to the internet, such as vehicles, health and learning, commercial property, infrastructure and much more. We're keen to work with our businesses and commercial property development community to be creative and harness the benefits of this and other new technologies.



# Creating Future Transport Technologies Here

Coventry & Warwickshire is home to businesses driving forward global technologies including battery and energy storage, deployment of hydrogen in transport and connected and autonomous technologies.

The birthplace of the modern bicycle and the first UK volume car manufacturing, Coventry & Warwickshire is at the forefront of revolutionising future mobility. The region has the highest concentration of transport technology design, engineering and manufacturing centres in the UK, with major OEMs including Aston Martin Lagonda, BMW, Geely LEVC, Jaguar Land Rover, Rolls Royce Aerospace and Vivarail, and a growing supply chain for design and engineering services, as well as manufacture, developing and deploying ACES technology – Autonomous, Connected, Electric and Shared tech.

This investment in R&D and technology is driving forward commercial property development for office and industrial, with a current live pipeline of in excess of £1bn.

Current highlights include:

- **Porterbrook**, the rail leasing company, recently signed a 15 year lease on the 135 acre Quinton Rail Technology Centre with St Modwen; the company has been testing hydrogen propulsion in rail, with University of Birmingham BCRRE;
- **Jaguar Land Rover** recently opened its £600m, 450,000sqft Gaydon Product Creation Centre, and its new Battery Assembly Centre at Hams Hall, leased from Prologis;
- **Meggitt**, the aerospace company will shortly open its new £130m new Technology Centre at Prospero Ansty;
- New design and engineering offices for **Geely** and **Polestar**;
- **ConVEX** is a new £8m public-private data consortium with Bosch, JLR and TfWM, based at University of Warwick;
- **UKBIC**, the UK Battery Industrialisation Centre, is a £129m centre to lead UK battery and storage technologies;
- **2m sqft (190,000sqm) of commercial space in development** for R&D and Tech, 2019-20.



# Be Interactive

**2020 saw the second annual Interactive Futures take place in Royal Leamington Spa, providing a window on the UK's 'Hollywood for video games development' and the largest games development cluster outside of Greater London, producing up to 15% by value of the UK content.**

It already employs over 2500 people, with over 50 studios, and we are seeing unprecedented growth, with a further 500 jobs in the coming year.

Strong growth in demand for grade A open plan offices in the town centre is helping unlock the development of Royal Leamington Spa in the area known locally as Old Town, to create a new Creative Quarter, through a mixture of direct investment from

the local authority and private partners, and the wider promotion of the opportunity for private sector investment.

The games development cluster is one part of a wider Creative Community in Coventry & Warwickshire, covering design, marketing and branding, software, AR/VR, digital content, proptech, TV and film and product development, supporting the many HQs in the local area as well as national and international clients.

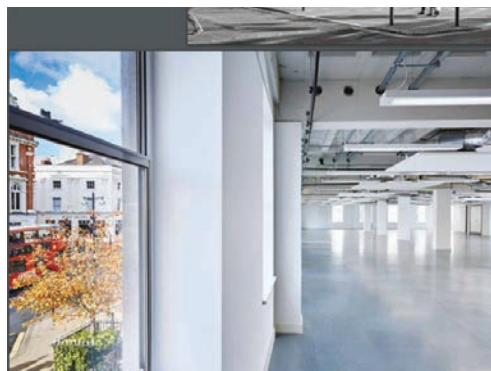
## Recent Highlights:

- **Mediatonic, Electric Square and Sumo Digital** are some of the recent games and interactive media companies to announce new studios in Leamington Spa.





- **University of Warwick launched the Creative and Digital Industries Initiative**, which will better link the talent of the university to local companies in the sector, creating new incubator space on campus and in Leamington Spa.
- **Mill Street** is a new co-working space created by the former owner of Rant & Rave.
- **Daimler Powerhouse in Coventry** is a proposal for a new Creation Centre based around the Canal Basin which will be a place where artists, engineers, architects and other creative industries can collaborate. The development is part of the wider mixed used development Daimler Wharf. It is hoped that this will be opened in time for 2021.

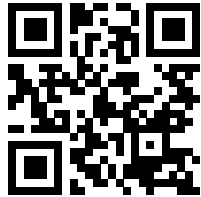


The digital economy is changing how we work and collaborate,  
**Be Here in Coventry & Warwickshire**  
 where we are creating spaces fit for these new economies.



# Innovate Here

## Tech and R&D Sites



### SITES

- |   |                                   |   |
|---|-----------------------------------|---|
| 1 Prologis Hams Hall  | 6 Coventry Friargate              | 11 Stoneleigh Park                                      |
| 2 IM Properties 123ha                                       | 7 Daimler Wharf                   | 12 Creative Quarter Leamington Spa                      |
| 3 MIRA Technology Park and MIRA Southern Manufacturing Site | 8 Prologis Ryton                  | 13 University of Warwick Wellesbourne Innovation Campus |
| 4 Transforming Nuneaton                                     | 9 Coventry & Warwickshire Gateway | 14 Gaydon Lighthorne Heath Expansion Land               |
| 5 Loades Eco Parc   | 10 Abbey Park                     | 15 Quinton Rail Technology Centre                       |

# Be Informed Big Data



EMPLOYEES



STUDENTS



SITES

Automotive  
**35,000+**

Students  
**50,000+**

Design and Engineering Studios  
**30**

Games Studios  
**50**

Gaming  
**2,500+**

Within 1hr  
**16 universities**  
**100,000 students**

Vehicle Manufacturing Sites  
**20**

Battery Manufacturing and Recycling Sites  
**4**

Aerospace  
**2,000+**

Vehicle OEMs  
**35**

**480km** CAV Test Bed  
**20km** Rail Test Track



Coventry & Warwickshire  
**Be Connected**

\* Value of space for R&D and technology delivered this year or under construction in 2019/20

The birthplace of the modern bicycle and the first UK volume car manufacturing **Coventry & Warwickshire** is at the forefront of revolutionising future mobility.



# Meet Here Who's Who



**Martin Reeves**  
Chief Executive,  
Coventry City Council



**Monica Fogarty**  
Chief Executive,  
Warwickshire County  
Council



**Martin Yardley**  
Deputy Chief Executive (Place),  
Coventry City Council and  
Chief Executive, Coventry  
and Warwickshire LEP



**Mark Ryder**  
Strategic Director  
for Communities,  
Warwickshire County Council



**Richard Moon**  
Director of Property  
Services & Development,  
Coventry City Council



**Andy Williams**  
Director of Business  
Investment & Culture,  
Coventry City Council



**Ben Yorke**  
Business  
Development Advisor,  
Coventry City Council



**Ian Flynn**  
Inward Investment  
Manager,  
Warwickshire County  
Council



**Rachel Baker**  
Business  
Development Advisor,  
Coventry City Council



**Adam Dent**  
Managing Director,  
Advent  
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# Invest in Partnerships

## BARBERRY

### Barberry

[www.barberry.co.uk](http://www.barberry.co.uk)

**Since 1983 we have established ourselves as one of the most successful privately-owned property development and investment companies in the West Midlands.**

We are passionate, innovative and motivated to deliver further success across the diverse range of sectors within our business.

Our knowledge and experience enables us to make prompt, well-informed decisions. We have the energy, flexibility and a substantial equity base to secure the right opportunities and continue to deliver projects of the highest quality.



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## Cassidy Group

[www.cassidygroup.com](http://www.cassidygroup.com)

**Cassidy Group are a property development company with over 30 years' experience.**

Our Head Office is located in Meriden, Warwickshire and our London Office is based in Mayfair. Founded by brothers Patric and James Cassidy, Cassidy Group were one of the first development companies to bring Purpose Built Student Accommodation into the Midlands.

Cassidy Group's latest Development Portfolio which we will be bringing to the UK Market in 2020 consists of over 7,000 Student Beds and over 2,000 PRS Apartments with a total GDV of £1 Billion. These schemes are at various stages of development with some completed, others under construction and further sites currently at the planning and development stage.

We believe there is still a lot of growth in the UK Residential Property Sector and we are constantly seeking new sources and investment from both the UK and Overseas, with strong interests in our Portfolio from Investors from the Far East including China, Singapore and Korea.



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CASTLEBRIDGE

## Castlebridge Group

[www.castlebridgegroup.co.uk](http://www.castlebridgegroup.co.uk)

**Castlebridge Group has a great track record with over 20 years-experience in developing, owning and operating hotels across the UK and Europe.**

Although small in numbers, Castlebridge Group brings a wealth of experience in operating internationally branded hotels. The team is recognized for their experience, knowledge and most importantly their ability to deliver and manage projects. Not only do our team deliver hotel projects but we also have the ability to develop residential in the UK and Europe. Castlebridge Group are uniquely positioned to act as a Developer, Owner and Operator with over 20 years-experience working with both Internationally and privately branded hotels in the UK and Europe.



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## Code Student Accommodation

[www.codestudents.co.uk](http://www.codestudents.co.uk)

**Code Student Accommodation is a national award winning accommodation provider with student schemes of over 1000 beds both in Leicester and Coventry.**

Code also have other university cities in the pipeline including a £100M scheme to build Yorkshire's tallest building in Sheffield City Centre.

CODE prides itself on offering not just quality rooms but an experience that focuses on the student. CODE promotes good physical health, providing free fitness classes/gym, and positive mental health through links with university welfare teams and a breadth of social events that cater for all types of students.

CODE has been named the Best Small Provider 2019 at the National Student Housing Awards, voted for by 40,000 students and beat national companies like Aviva and Sky UK to win silver at the National Customer Experience Awards.



**Jamie Lewis**

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## Complex Development Projects

[www.complexdevelopmentprojects.co.uk](http://www.complexdevelopmentprojects.co.uk)

**Complex Development Projects (CDP) is a development and urban regeneration company working across the UK, including extensively in Coventry and Warwickshire.**

It specialises in working alongside landowners, local authorities, charities and community groups to deliver urban renewal projects, often supporting wider regeneration initiatives and other grant funded programmes.

Projects range from the formulation and implementation of major mixed use, urban renewal initiatives to the restoration of individual buildings within larger projects. It is in these major initiatives where CDP's knowledge across all market sectors and vision for vibrant mixed use urban centres has most impact.

High quality innovative design, good environmental practice and genuine community involvement has succeeded in delivering a number of exciting projects which have helped to bring life back into a number of city centres across the UK.



**Ian Harrabin**

**Managing Director**

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## Coventry & Warwickshire Chamber of Commerce

[www.cw-chamber.co.uk](http://www.cw-chamber.co.uk)

**The Coventry and Warwickshire Chamber of Commerce sits at the heart of a vibrant, innovative and entrepreneurial business community.**

It helps businesses to thrive and grow – and has done so for more than 100 years. The Chamber sees inward investment as a crucial source of economic growth for the region and highlights the location, accessibility, infrastructure, skills and innovation as key selling points. Together as a network of accredited Chambers across the UK, we are the voice of business and work to inform Government of the priorities that need addressing to enable businesses to thrive.

The Coventry and Warwickshire Chamber of Commerce is attending MIPIM to promote our region's assets, business community, universities and collaborative partnerships, amongst its economic development stakeholders on an international stage. We also attend to build links with potential partner organisations interested in collaboration with the region to develop trade and investment links.



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**Trade Director**

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## Coventry UK City of Culture 2021

[www.coventry2021.co.uk](http://www.coventry2021.co.uk)

**We are delighted to be sharing Coventry's vision for UK City of Culture 2021 at MIPIM.**

As our year as UK City of Culture approaches, with a greater spotlight on the city than ever before, we are excited to explore how one of the UK's most youthful and diverse cities can use culture as a catalyst for developing city and region.

While we are focused on delivering the most inspirational events programme in 2021, encouraging more than 2.5 million extra visitors to the city and region, we are also committed to delivering a legacy which could unlock substantial new investment into the city and which will further enhance the city's strengths in cultural and creative industries.

At MIPIM we are seeking new relationships with developers and investors to explore opportunities for new cultural spaces, creative workplaces, artists residencies and enhanced public realm and are particularly keen to meet with individuals and organisations exploring the role of digital and 5G in developing cities.



**Mr Martin Sutherland**

**Chief Executive**

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## Coventry & Warwickshire LEP

[www.cwlep.com](http://www.cwlep.com)

**As a global hub for knowledge-based industries pioneering multi-modal future transport technologies and electrification, we lead the way in advanced design, manufacturing and engineering (AME) and digital creative sectors.**

Home to world-class R&D and innovation assets, with recent investments of £1billion, including the new £129 million UK Battery Industrialisation Centre (UKBIC), leveraging world-class academic expertise in our universities, strong collaboration with industry partners and the globally significant gaming industry cluster Silicon Spa, we are driving forward the local economy – stimulating further growth and attracting investment.



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## Deeley Group

[www.deeley.co.uk](http://www.deeley.co.uk)

**Deeley Group is an award-winning construction and development group, based in Coventry and operating across the UK for 80 years. We invest in communities through the development of high quality spaces across sectors including housing, care, retail and commercial.**

We deliver high-quality, cost-effective housing for a range of providers, whilst also relaunching Deeley Homes, our private housing division which is delivering exclusive bespoke developments.

In the commercial, education and industrial sectors, we have continued to work closely with our partners to create retail opportunities such as the refurbished retail units and new Lidl store on the Maybrook Retail Park (Birmingham Road, Stratford-upon-Avon) and the construction of 30,000 sqft of industrial units for SMEs (Tachbrook Park, Leamington Spa).

We would welcome discussions with businesses looking to expand operations, develop new retail opportunities, build partnerships and those looking to deliver much needed residential properties.

For any residential or non-residential development opportunities please contact:



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## EDG

[www.edgproperty.co.uk](http://www.edgproperty.co.uk)

**EDG Property is a forward thinking niche property company that strives to deliver inspiring property developments.**

Our innovative thinking and commercial experience sets us apart, with a proven track record of award-winning landmark property developments. We aspire to create striking and beautiful buildings which enhance cities.

With this mind, we believe it is important to support the wider area in which we work - the main reason behind us supporting Coventry and Warwickshire once again at MIPIM. We have already completed Hawkins Building, a boutique office led development and The Co-Operative, which has raised the bar for luxury city centre living in Coventry and has introduced London headquartered restaurants to the city. We are now focussed on our next project in Coventry, the transformation of a redundant building on Coventrys 'Burgess' into a city-living led mixed use development. The design concept for the private apartments is something new not only for Coventry, but for the wider Midlands area. We are very much looking forward to starting on site in July. It's an extremely exciting time to be developing in Coventry as it heads towards 2021 City of Culture status and we are proud to be playing a part in the immensely positive change Coventry is currently experiencing.



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## Extra MSA

[www.extraservices.co.uk](http://www.extraservices.co.uk)

**Extra MSA Group is the largest investment owner of Motorway Service Area (MSA) property assets in the UK.**

Extra plans to invest in excess of £350m in three new MSA developments as are intended for delivery over the next 3 years, including Extra's Planning Application scheme as currently under consideration by Solihull MBC for a new £120m MSA on the M42 between Junctions 5/6.

This will meet a Road Safety related 'need' on the Midlands' Motorway Network, supporting the welfare and safety of users in accordance with Highways England and National Planning Policy.

The MSA will help reduce accidents caused by driver fatigue. Other benefits include 300 new full time jobs and delivery of north facing slip roads for the new M42 southern junction and airport link in conjunction with Highways England's proposed Road Improvement Scheme.

Extra's new MSA development as already under construction at M1 J45 Leeds Skelton is targeted for opening Spring this year.



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# Harworth

## Harworth Group

[www.harworthgroup.com](http://www.harworthgroup.com)

**Harworth Group plc is one of the leading land and property regeneration companies in the UK, owning and managing c.20,500 acres across 120 sites in the North of England and the Midlands.**

We transform former industrial sites and urban edge extensions into new homes and employment areas – creating great places where people want to be. We are actively looking to increase our land and property development opportunities in the Coventry and Warwickshire region – please contact David Cockroft to discuss any opportunities or projects.



### David Cockroft

**Regional Director – Midlands**

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## MCS Group

[www.mcs-ltd.com](http://www.mcs-ltd.com)

**Founded in 2003 we are a Warwick based Client led Main Contractor specialising in fast track construction through the UK. We operate in the Industrial Logistics, Motor Retail & Commercial sectors.**

We are open to approach from developers, consultants and end users looking for optimum construction project solutions.



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## Pegasus Group

[www.pegasusgroup.co.uk](http://www.pegasusgroup.co.uk)

**Pegasus Group is a leading development consultancy in the UK specialising in planning, design, environment, economics and heritage.**

We work in collaboration with our clients to provide bespoke solutions focusing on delivering successful outcomes and maximising value.



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#### Director – Design

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## Purity Brewing Company

[www.puritybrewing.com](http://www.puritybrewing.com)

**When Purity Brewing Company set out the mission was simple: brew great beer without prejudice, with a conscience and with a consistency and an attention to detail, which is second to none.**

Brewing award winning cask beers Pure UBU (4.5%), Mad Goose (4.2%), Pure Gold (3.8% or 4.3%), Bunny Hop (3.5%) and Saddle Black (seasonal 5.8%) and keg beers Longhorn IPA (5%), Lawless Lager (4.5%) and a range of Gluten Free beers Session IPA (4.5%) and an organic Helles style lager Pure Helles (5%.) Purity has a range of beers, which at once pushes the boundaries without compromising on quality.

Based on a working farm in the heart of the beautiful Warwickshire countryside, Purity is committed to brewing beer with a conscience. Our brewery practices are designed to be environmentally friendly and in the case of our wetland system, environmentally enriching.

Purity is a name synonymous with sport, music and the arts across the West Midlands region and beyond thanks to our support and partnerships with Wasps RFC, Aston Villa FC and Coventry RFC and with music events such as Mostly Jazz, Funk & Soul, Moseley Folk, Camper Calling and Lunar Festivals. We like to keep our finger on the cultural pulse.



### Paul Halsey

#### CEO & Co-Founder

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### Alex Cosgrove

#### Marketing & Events

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## Rainier Developments Limited

[www.rainierdevelopments.co.uk](http://www.rainierdevelopments.co.uk)

**In addition to our strategic land portfolio of over 3,500 plots, our focus is on city centre brownfield land for residential use.**

Our focus is on acquiring previously developed city centre land in urban environments, and with the aide of our professional team creating new environments for people to live and work in highly sustainable locations.



**Richard Mees**  
Managing Director  
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## Shearer Property Group

[www.spglondon.com](http://www.spglondon.com)

**With over 35 years experience of delivering major urban regeneration projects.**

As multi-use urban regeneration specialists, we have a proven track record in delivering complex city centre projects, managing the risks and maximising value.

From site identification to concept design, leasing and successful delivery, we assemble quality teams to optimise and deliver each project.

Many of our projects have involved working in partnership with local authorities and in consultation with local amenity groups to deliver effective solutions.



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## The Wigley Group

[www.thewigleygroup.com](http://www.thewigleygroup.com)

**The Wigley Group is a leading independent commercial property, development and construction company based in the Midlands, with in-depth market expertise and well-established contacts built up over six decades.**

Our primary scheme for 2020 is Daimler Wharf, a seven-acre waterfront site bordering Coventry Canal with residential and employment spaces as well as commercial spaces and artisan workshops, and leisure amenities. We also have a major mixed-use scheme to the north of Coventry which involves speculative industrial build for which we are looking for occupiers and also potential development partners. We own an extensive portfolio of commercial property and landholdings across the region and from our headquarters in Warwickshire, are actively seeking new investment and development opportunities, including with partners. Our construction arm, Wigley Building and Development, specialises in a wide range of projects, primarily in the commercial and leisure sectors.



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## University of Warwick

[www.warwick.ac.uk](http://www.warwick.ac.uk)

**The world-leading University of Warwick has two campuses in the heart of the UK.**

Employing nearly 7,000 people in Coventry and Warwickshire, it has more than 27,000 students. Warwick has always had strong connections with industry.

Our Wellesbourne campus is located just five miles east of Stratford-upon-Avon, and is currently home to 23 businesses, our own School of Life Sciences' agritech research facilities that are unique in the UK, as well as some of Warwick Manufacturing Group's (WMG's) research and development facilities.

Our vision is to develop the campus into a major UK innovation hub, focusing on agritech and life sciences; automotive and autonomous vehicles; medical and health; and digital technologies.



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## Wasps

[www.wasps.co.uk](http://www.wasps.co.uk)

### Wasps are one of the world's premier rugby clubs.

The twice European champions moved to the Midlands in 2014 when they bought the Ricoh Arena – the internationally-renowned business, sport and entertainment venue.

Wasps are now one of the best-supported clubs in the Gallagher Premiership, while the Ricoh Arena is a host venue for both the Rugby League World Cup in 2021 and the Commonwealth Games in 2022.

Wasps have grown their exhibition, conference and business customer base and last summer the Ricoh Arena played host to the Spice Girls, Bon Jovi, Monster Jam and the Soundscape Festival.

The club is a significant property owner in the region and attends MIPIM to increase contacts in the industry but also to help raise the profile for the Coventry and Warwickshire MIPIM Partnership.



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**Brad Shields**  
Professional Rugby Player –  
Wasps Rugby



**Deirdre Fitzhugh**  
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WRIGHT  
HASSALL

## Wright Hassall

[www.wrighthassall.co.uk](http://www.wrighthassall.co.uk)

### Wright Hassall is one of the largest independent law firms in the Midlands.

Our multi-disciplinary practice has been providing clients with strategic legal advice for over 170 years. We act for businesses and individuals locally, regionally and nationally across a diverse range of sectors including real estate, commercial and residential development, construction, housing, commercial contracts, financial services and technology to name but a few. Top ranked in the legal directories, and Lexcel and liP accredited, our success is underpinned by a collaborative and inclusive culture, with a robust vision that places both staff and clients at the heart of the business.



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The area has in excess of **£1bn of property for research and development** and transport technology, either recently delivered or in development.



# Develop Here



1



### Prologis HAMS HALL

Size: 886,970 sqft (82,402.2 sqm)  
 Usage: B2, B8  
 Developer: Prologis  
 Authority: North Warwickshire Borough Council  
 Local to: BMW, JLR Battery Assembly

[www.prologis.co.uk/parks/prologis-park-hams-hall](http://www.prologis.co.uk/parks/prologis-park-hams-hall)  
 Sat Nav: **B46 1GB**

2



### MIRA Southern Manufacturing Site/MIRA Technology Park

Size: 145 Acres (36.4 Hectares)/ 2m sqft  
 Usage: Auto Tech Manufacturing/ R&D  
 Developer: HORIBA MIRA  
 Authority: North Warwickshire Borough Council  
 Local to: Toyota, Triumph, Changan, Bosch, Lockheed Martin, Bentley

[www.miratechnologypark.com](http://www.miratechnologypark.com) Sat Nav: **CV10 0TU**

3



### Transforming Nuneaton

Size: 14 Acres (5.6 Hectares)  
 Usage: Mixed Use, Residential, Leisure & Office  
 Developer: Local Authorities & Partners  
 Authority: Nuneaton & Bedworth Borough Council  
 Local to: Holland & Barrett, FedEx, Cadent Gas, Dairy Crest, HORIBA MIRA

[www.warwickshire.gov.uk/transformingnuneaton](http://www.warwickshire.gov.uk/transformingnuneaton)  
 Sat Nav: **CV11 4DR**

4



### Eastern Green Coventry

Size: 435 acres (176 hectares)  
 Usage: Residential led mixed use urban extension  
 Promoters: Hallam Land Management Ltd, Bracebridge Holdings Limited, Coventry City Council and other parties  
 Authority: Coventry City Council

[www.oxalisplanning.co.uk/eastern-green.html](http://www.oxalisplanning.co.uk/eastern-green.html)  
 Sat Nav: **CV5 9AL**

5



### Daimler Wharf

Size: 7 acres (2.8 hectares)  
 Usage: mixed use scheme providing residential and commercial spaces with leisure amenities.  
 Developer: The Wigley Group  
 Authority: Coventry City Council  
 Local to: Electric Wharf, city centre

[www.thewigleygroup.com](http://www.thewigleygroup.com) Sat Nav: **CV1 4EX**

6



### Coventry Station Extension

Size: 7.4 acres (2.99 hectares)  
 Usage: Transport hub, retail, Car Parking  
 Developer: Network Rail/Coventry City Council  
 Authority: Coventry City Council  
 Local to: Network Rail, Coventry City Council, Financial Ombudsman, Homes England

[www.coventry.gov.uk/stationmasterplan](http://www.coventry.gov.uk/stationmasterplan) Sat Nav: **CV1 2GT**

7



### Friargate

Size: 36 acres (14.6 hectares)  
 Usage: Business, Retail, Leisure, Residential  
 Developer: Friargate JV Project Limited  
 Authority: Coventry City Council  
 Local to: Coventry City Council, Homes England, Coventry University

[www.friargatecoventry.co.uk](http://www.friargatecoventry.co.uk) Sat Nav: CV1 2FJ

8

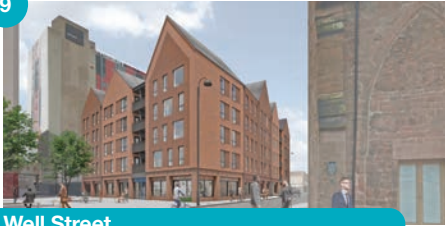


### Bishop Gate, Coventry

Size: 1,700 units  
 Usage: Residential: Student / Apartments / Build to Rent  
 Developer: Barberry Developments Ltd  
 Authority: Coventry City Council  
 Local to: Coventry City Council, Coventry University

[www.barberry.co.uk](http://www.barberry.co.uk) Sat Nav: CV1 1AJ

9



### Well Street

Size: 7,500 sqft (696.8 sqm)  
 Usage: 40 apartments  
 Developer: Complex Development Projects Ltd  
 Authority: Coventry City Council

[www.complexdevelopmentprojects.co.uk](http://www.complexdevelopmentprojects.co.uk)  
 Sat Nav: CV1

10

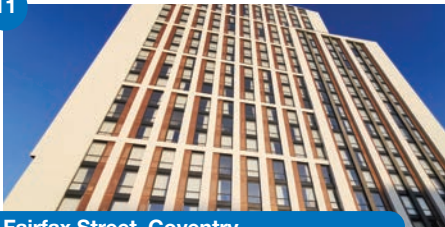


### Telegraph Hotel

Size: 2.74 acres (1.1 hectares)  
 Usage: 88 bedroom 4\* boutique hotel  
 Developer: Complex Development Projects Ltd  
 Operator: Bespoke Hotels  
 Authority: Coventry City Council

[www.telegraph-hotel.com](http://www.telegraph-hotel.com) Sat Nav: CV1 1GU

11



### Fairfax Street, Coventry

Size: 1206 studio apartments plus retail unit  
 Usage: Student accommodation plus retail  
 Developer: Code  
 Authority: Coventry City Council  
 Local to: The Wave, Coventry University

[www.codestudents.co.uk](http://www.codestudents.co.uk) Sat Nav: CV1 5RQ

12



### Upper Precinct

Size: 1.79 acres (0.72 hectares)  
 Floor space: 112,000 sqft (10,405 sqm)  
 Usage: Class A, retail and leisure  
 Developer: Shearer Property Group  
 Authority: Coventry City Council  
 Local to: Coventry University

[www.spglondon.com](http://www.spglondon.com) Sat Nav: CV1 1FS

13



### City Centre South

Size: 17 acres (6.9 hectares)  
 Floor space: 1.5M sqft (139,000 sqm)  
 Usage: Retail, Leisure and Residential  
 Developer: Shearer Property Group  
 Authority: Coventry City Council  
 Local to: Friargate

[www.coventry.gov.uk/citycentresouth](http://www.coventry.gov.uk/citycentresouth) Sat Nav: CV1 1LF

14

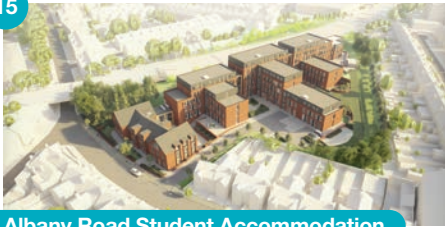


### Paradise Street

Size: 1.47 acres (0.6 hectares)  
 Usage: PRS residential, 4,000 units  
 Developer: Rainier Developments Limited  
 Authority: Coventry City Council  
 Local to: Coventry University, Coventry Technology Park

[www.rainierdevelopments.co.uk](http://www.rainierdevelopments.co.uk) Sat Nav: CV1 2JU

15



### Albany Road Student Accommodation

Size: 2.4 acres (0.8 hectares)  
 Usage: 436 Student Bedrooms  
 Developer: Cassidy Group  
 Authority: Coventry City Council  
 Local to: Coventry University, Coventry Technology park

[www.cassidygroup.com/projects/student/albany-road](http://www.cassidygroup.com/projects/student/albany-road)  
 Sat Nav: CV5 6JR

16



### Abbots Lane Former Gas Works and Linea Park

Size: 13.6 acres plus 2.5 acres park (5.5 ha residential site plus 1 ha park)  
 Usage: Over 700 apartments and 700 sqm commercial space  
 Developer: Complex Development Projects Ltd  
 Authority: Coventry City Council

[www.complexdevelopmentprojects.co.uk](http://www.complexdevelopmentprojects.co.uk)  
 Sat Nav: CV1 4AY

17



### Prospero Ansty

Size: 196 acres (79 hectares)  
 Usage: B1, B2, High tech business park environment  
 Developer: Manse Opus LLP  
 Authority: Rugby Borough Council  
 Local to: Rolls Royce Aero, Geely, LEVC, Fanuc, AVL Powertrain

[www.prospero-ansty.com](http://www.prospero-ansty.com) Sat Nav: CV7 9JR

18



### Rugby Town Centre

Size: Various Sites  
 Usage: Mixed Use, Residential, leisure and office  
 Developer: Rugby Borough Council  
 Authority: Rugby Borough Council  
 Local to: Volvo, Rugby School, GE Power

[www.rugby.gov.uk](http://www.rugby.gov.uk) Sat Nav: CV21 2RR

19



### Coventry & Warwickshire Gateway

Size: 260 acres (105.2 hectares)  
 Usage: Industrial, R&D, B8, Hotel, Retail  
 Developer: Coventry and Warwickshire Development Partnership  
 Authority: Coventry City Council, Warwick District Council

[www.SP CoventryGateway.com](http://www.SP CoventryGateway.com)

20



### Abbey Park Office Campus

Size: 150,000 sqft (13,935.5 sqm)  
 Usage: B1 Office  
 Developer: DL Property & Development Strategies Ltd  
 Authority: Warwick District Council  
 Local to: AGCO, Dau Draxelmaier

[www.abbeyparkoffices.com](http://www.abbeyparkoffices.com) Sat Nav: CV8 2LG

21



### Creative Quarter, Leamington Spa

Size: 14 Acres (5.3 Hectares)  
 Usage: Office, Mixed Use, Residential  
 Delivery: Complex Development Projects Ltd in association with Warwick District Council  
 Authority: Warwick District Council

[www.leamingtoncreativequarter.co.uk](http://www.leamingtoncreativequarter.co.uk)  
 Sat Nav: CV31 3SY

22



### Lower Heathcote

Size: 1600 homes  
 Usage: Residential  
 Developer: Pegasus Group for Gallagher Estates  
 Authority: Warwick District Council  
 Local to: Kantar, IBM, National Grid, Siemens

[www.pegasusgroup.co.uk/case-studies/planning/lower-heathcote-farm-gallows-hill](http://www.pegasusgroup.co.uk/case-studies/planning/lower-heathcote-farm-gallows-hill) Sat Nav: CV34 6BF

23



### Plot 1300, Tachbrook Park, Leamington Spa

Size: 2.4 acres (0.2 hectares)  
 Usage: Commercial / industrial  
 Developer: AC Lloyd / Deeley Group  
 Authority: Warwick District

[www.deeley.co.uk](http://www.deeley.co.uk) Sat Nav: CV34 6WE

24



### Wellesbourne Innovation Campus

Size: 473 acres (191.4 hectares)  
 Usage: R&D, Innovation, Education  
 Developer: Tbc  
 Authority: Stratford-on-Avon District Council

[www.warwick.ac.uk/business/wellesbourne](http://www.warwick.ac.uk/business/wellesbourne)  
 Sat Nav: CV35 9EF

25



### Gaydon Lighthorne Heath Employment Land

Size: 400 Acres (162 Hectares)  
 Usage: Employment, B1, B2  
 Developer: Bird Group  
 Authority: Stratford on Avon District Council  
 Local to: Jaguar Land Rover Design and Engineering HQ, Aston Martin Lagonda HQ

[www.thebirdgroup.co.uk](http://www.thebirdgroup.co.uk) Sat Nav: CV35 0RR

26



### British Motor Museum, Hotel Development Site

Size: 5.76 acres (2.33 hectares)  
 Usage: Hotel Development  
 Developer: BMM  
 Authority: Stratford-on-Avon District Council  
 Local to: Aston Martin Lagonda, Jaguar Land Rover

[www.britishmotormuseum.co.uk](http://www.britishmotormuseum.co.uk) Sat Nav: CV35 9EF

27



### Long Marston Airfield Garden Village

Size: 506 Acres (205 Hectares)  
 Usage: Residential, B1, B2  
 Developer: CALA Homes  
 Authority: Stratford on Avon District Council  
 Local to: Porterbrook, Transport Design International, University of Birmingham BCRRE

[www.cala.co.uk/land-and-planning/planning-applications/marston-mead-garden-village](http://www.cala.co.uk/land-and-planning/planning-applications/marston-mead-garden-village) Sat Nav: CV37 8LL

28

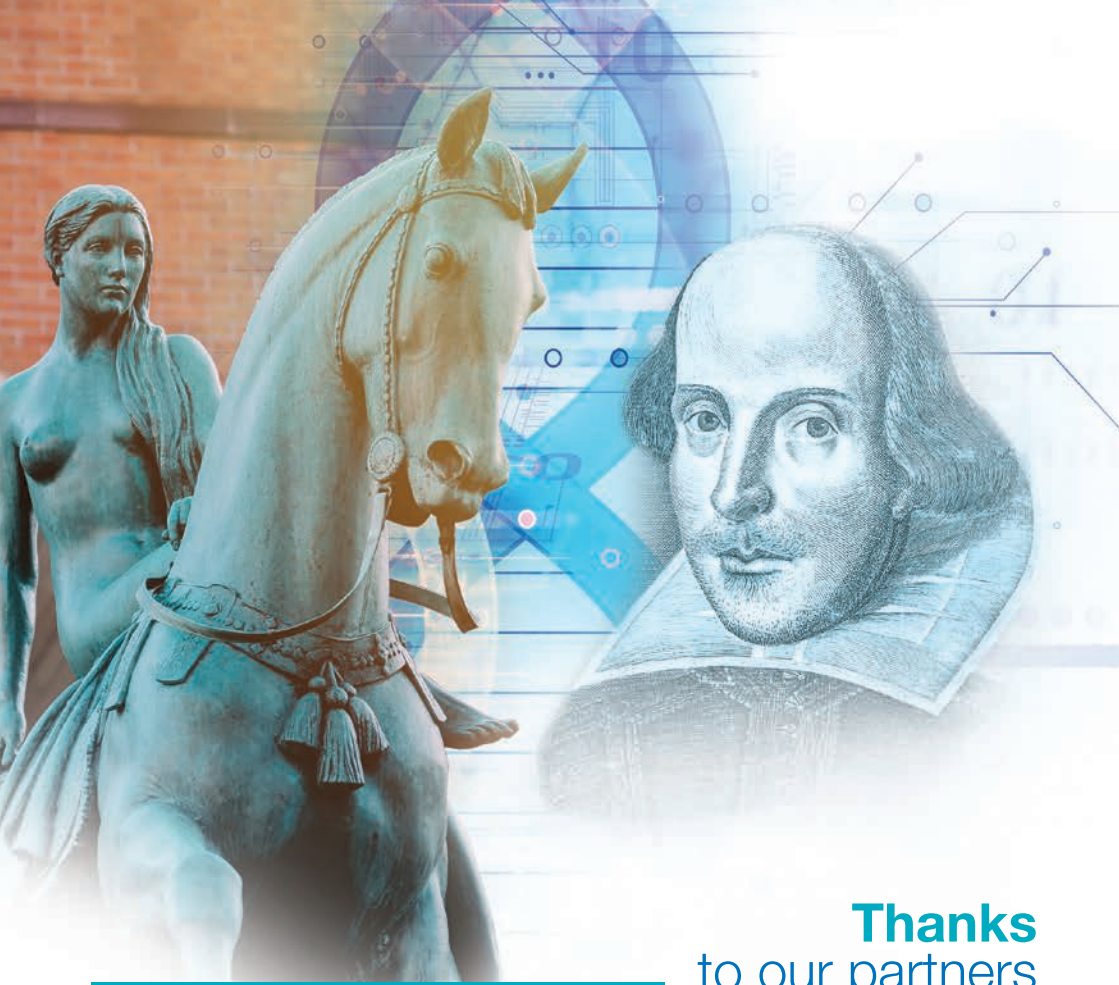


### MSA Service Area, M42 J5/6

Usage: Mixed Use  
 Developer: Extra MSA  
 Authority: Solihull MBC  
 Local to: NEC, BHX, Touchwood, JLR

[www.extraservices.co.uk](http://www.extraservices.co.uk)





# Thanks to our partners

