



Gavin Winter
Spawforths
Junction 41 Business Court
East Ardsley
Leeds
WF3 2AB

MS/DC
15 December 2014

Dear Gavin

Greenhills Enterprise Park, Shrewsbury SY1 3TG

You have asked PxP as owners of the above site to summarise the background to the site, the current marketing initiatives and future high quality employment opportunities at the site.

By way of background PxP is a 50/50 Joint Venture between Langtree and HCA specifically set up in 2007 to promote the regeneration of a number of AWM's development sites.

Langtree bid for the private sector partner in 2006 and secured the opportunity through competitive dialogue in April 2007 investing over £60m in the wider economy and formed PxP West Midlands. Despite the very challenging economic environment PxP has strengthened its position not only successfully managing an existing 750,000 sqft property portfolio but also bringing forward over 30 acres of development in the West Midlands region.

PxP and its Joint Venture Partners HCA , (including AWM) have invested over £10m in this strategic employment site for Shropshire and now that development opportunities are viable this site presents a major inward investor opportunity in the County, free of constraints, and readily available. Indeed the independent Strategic Sites and Employment Area Assessment report carried out by BE Group in March 2014 confirmed this position.

Greenhills Enterprise Park was a fully serviced site when acquired by PxP in 2007 and remains our premier business and employment sites and through our continued excellent working relationship with the Economic Development team at Shropshire County Council have brought forward 4 acres of development and are working very closely with a named occupier to bring to fruition a 100,000sqft design and build facility. This will be a very major investment in the area, creating jobs and prosperity for the County.

We have joint agents in Pooks and JLL actively marketing the site and have invested upwards of £20k in refreshing marketing boards, master plans and general site presentation over the last 6 months. We are now at the tipping point where the previous infrastructure investment in the site will allow development to come forward quickly to meet occupier demands.

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Having read the representation prepared by Spawforths we cannot see any justification for the site being protected for anything other than Grade A employment opportunities. We will of course continue to work closely with the various stakeholders and local authority to ensure that any development respects the sites history and that our developments provide added value to the wider community.

Yours sincerely

Mark Stapleton BSc MRICS
Managing Director