

# Fact Sheet

**DEVELOPMENT TYPE: TOWN CENTRE**

**DEVELOPMENT NAME: TRENTHAM LAKES, STOKE ON TRENT**



**Location:** Trentham Lakes is located within the southern part of Stoke on Trent with frontage and direct access to the A50, Stoke – Derby dual carriageway very close to the junction with the A500 urban expressway which connects Stoke to Junctions 15 & 16 on the M6. Stanley Matthews Way, the main link road through the site links the A50 to the A5035 at the southern end of Trentham Lakes

**Description:** Trentham Lakes is the premier distribution, industrial, and mixed use business park in Stoke-on-Trent. It is the home of the Britannia Stadium, premier league Stoke City FC's home ground, as well as a hotel, restaurants, car showrooms, major distribution and manufacturing companies, residential development and a district shopping centre.

**Size:** The total site area is c.400 acres.

**Total estimated investment value:** £235 million on completion.

**Website:** [www.stmodwen.co.uk](http://www.stmodwen.co.uk)

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**Site History:** The former Hem Heath colliery site was acquired by from British Coal / The Coal Authority in two tranches between 1996 and 1999. The main development works on the 400 acre site were kick started with the relocation of Stoke City FC to the new Britannia Stadium at the north of the site fronting the A50. The Club moved into the £14.7million 28,000 seat stadium in 1997. This was coupled to the first phases of development including the construction of the 1.5 mile long Stanley Matthews Way and major earth works to transform the colliery spoil tips into development plots. Over 1m tonnes of material has been lifted, sorted, placed and re-compacted on site with almost no material being taken to tips off site, resulting in a very sustainable site.

**Developer:** Trentham Lakes is a development by St. Modwen subsidiary, Stoke-on-Trent Regeneration Limited, a joint venture company between St. Modwen Properties PLC and Stoke-on-Trent City Council, (shareholding 81%/19%), formed in 1993 to bring about brownfield land development in Stoke-on-Trent. The development is managed by St. Modwen's regional development team.

**Project highlights:**

- 1.84m sq ft of development, including 320,000 sq ft distribution centre and offices for Screwfix Direct, 270,000 sq ft distribution centre for Pets at Home, 440,000 sq ft warehouse and distribution centre for Glen Dimplex home appliances and 92,000 sq ft factory for Reiter Automotive (Swiss manufacturing company supplying Toyota and others).
- Residential development of nearly 300 new homes.
- £9 million grade separated junction to the A50.
- Current occupiers include Pets at Home, Littlewoods, Screwfix Direct and Glen Dimplex, together with SEAT, Lexus, Ford, VW Toyota and Audi car showrooms, offices, leisure and retail facilities including, Holiday Inn Express, Harvester Restaurant, Greens Health and Fitness, and ALDI.

**Future Development:**

- St. Modwen has submitted plans to Stoke-on-Trent City Council to develop 300 new high quality homes at Trentham Lakes at an extension to the existing popular residential area. The outline proposals include a mix of house types to provide a range of housing choice. Fronting onto Stanley Matthews Way, the 30 acre site will also include public open spaces, children's play areas and new pedestrian and cycle links.
- Approximately 60 acres remaining for development which has outline planning permission for B1, B2 and B8 development, including the land proposed for change of use to residential, detailed above.
- The site is to be developed to market demand.



*Northern Lake and Pets at Home  
270,000 sq ft distribution centre*



*Rieter Automotive 92,000 sq ft factory*



*Trentham Business Quarter*



*Southern Lake and Residential area*