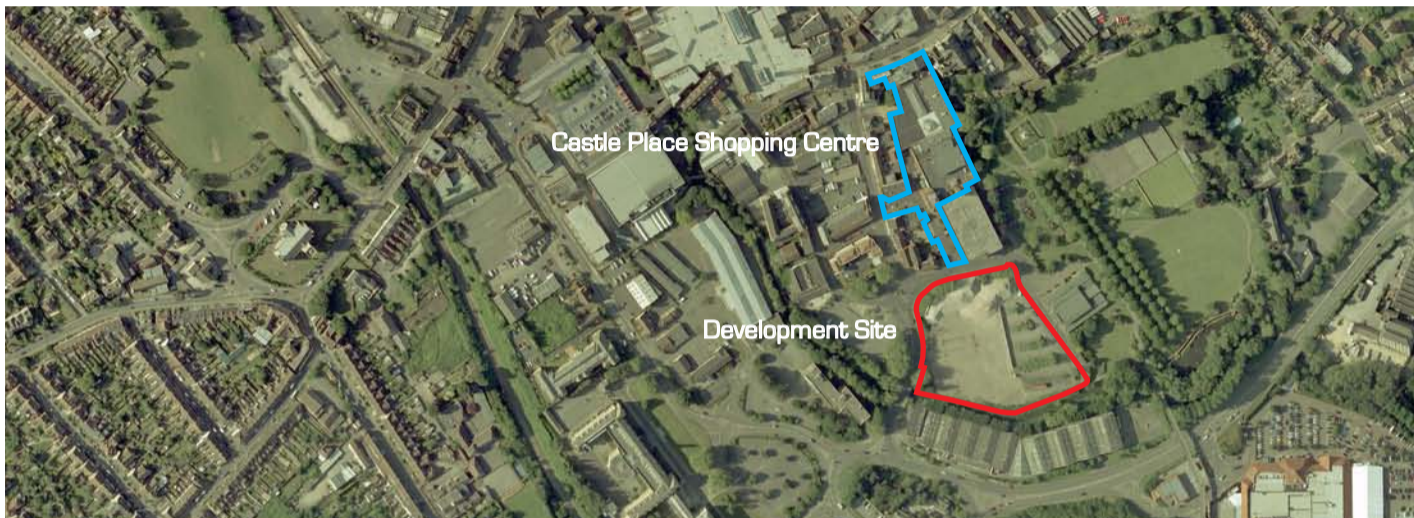


Introduction

St Stephens Place is one of the key vacant development sites in Trowbridge – its regeneration will boost the southern part of the Town Centre.

The site was formerly a Tesco store, and has been derelict since the mid 1990's.

St Stephens Place fronts Castle Place Shopping Centre and Car Park immediately to the North; the New Civic Centre to the East; the River Biss to the South; and Mortimer Street, the main access road, to the West.



The Developer

St Stephens Place, together with Castle Place Shopping Centre, was acquired as a major investment by Legal & General in June 2010, and works are already in hand to improve the Shopping Centre.

Legal & General are one of the leading Property Fund Managers in the UK and manage a dedicated Leisure Fund which is the second largest owner of Leisure Parks in the country. (A number of which are shown on the adjoining images)

Legal & General have the experience, expertise and funds committed to facilitate the development, and have appointed an experienced team of consultants to deliver the scheme, who have extensive experience on major leisure developments across the UK.



Plymouth



Sheffield



Leicester



Westgate Centre, Aldershot



Greenwich



Huntingdon

St Stephens Place, Trowbridge

September 2011

The Proposal

The scheme is being carefully developed to take account of the various constraints on and around the site, and to maximise the development opportunity that the site provides.

In particular;

- Large groups of existing trees to the NE, NW and SW corners of the site will be retained
- The scheme will provide high quality new public spaces exploiting its position adjoining the River Biss
- Pedestrian linkages will be fostered – both North/South, linking the Town Centre with the River, and the Peter Black site beyond; also facilitating the East/West route alongside the River Biss
- On-site parking will be kept to a minimum with the ability to take advantage of shared use of the Castle Place Multi Storey Car Park, adjacent to the site.

The site layout has evolved in response to the site constraints to meet the needs of the operators and residents of Trowbridge, whilst providing a first class new leisure destination.

The scheme will comprise;

- A state of the art 8 screen digital cinema
- An 80 bed hotel
- 6 family focussed restaurants
- A landmark “pod” unit at the key NE corner of the site
- 110 parking spaces on site
- Easy access to Castle Place Car Park

The traffic impact of the development during the peak weekday and weekend periods will be minimal due to the nature of the development being a leisure focused scheme that will mainly attract traffic outside these peak periods.

St Stephens Place represents an important new investment of over £16m into the centre of Trowbridge.

Scheme Delivery

St Stephen's Place has created a great deal of interest from national occupiers. Negotiations with tenants are at an advanced stage and offers have been received from two major UK cinema operators and two national hotel groups.

Legal & General intend to procure the scheme as quickly as possible and, subject to planning approval being granted, open in Autumn 2013.

