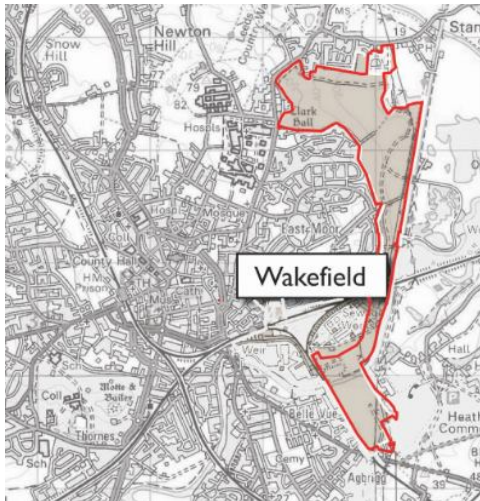


Project Experience

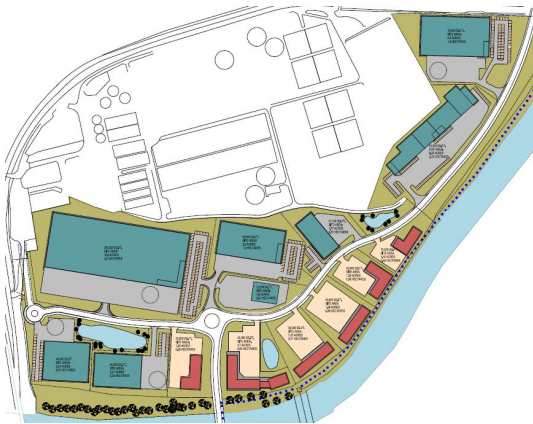
Wakefield East – Keyland Developments



Context

Wakefield East is a mixed use development which will deliver approximately 2,500 homes and 19 hectares of employment land and along the Eastern Relief Road. Wakefield Council has recently secured £30.1m of RGF grant funding to implement the 4.3km Wakefield Eastern Relief Road (WERR) which travels through and unlocks Keyland's site. The WERR will be transformational for the City of Wakefield.

Keyland Developments own c 16 hectares of commercial and employment land towards the southern end of the WERR. AspinalVerdi is retained by Keyland to provide funding applications to the Local Enterprise Partnership (and others) in order to bridge the funding gap created by the industrial legacy.



The Scheme

The project will deliver approximately 60,900 sqm / 655,250 sqft of commercial floorspace on land adjacent to Calder Vale Sewage Treatment Works, which forms part of the Wakefield East regeneration scheme.

The site currently suffers from poor ground conditions and there are high remediation costs associated with delivery of development. The Strategic Economic Plan identifies the LEP Local Growth Fund intervention required to deliver the site at £2.2 million. Enabling development at the Keyland site will deliver improved employment opportunities to Agbrigg and Belle Vue in Wakefield.