

## Project Experience

### Langthwaite Business Park Enterprise Zone – West Yorkshire Combined Authority



#### Overview

AspinallVerdi are retained by the West Yorkshire Combined Authority (WYCA) to help progress the delivery of the six remaining Leeds City Region Phase 2 Enterprise Zones (EZ) sites before the end of the current Growth Deal Funding in March 2021.

The Langthwaite Business Park is located in South Emsall, near Wakefield. The EZ site will be an extension of the existing Langthwaite Business Park once developed. The site was in private sector ownership and the landowner was unwilling to bring the site forward due to the need for unlocking infrastructure investment.

#### Services

AspinallVerdi carried out a detailed review of the deliverability of the site giving consideration to:

- Planning status
- Site constraints
- Land ownership and land assembly
- Market demand and phasing
- Viability

This helped define the required public sector intervention and we prepared a programme of next steps to move the delivery of the site forwards.

Following this, AspinallVerdi have provided valuation advice, negotiation and acquisition services and prepared an HM Treasury compliant Outline Business Case for funding.

#### Outputs

AspinallVerdi have successfully negotiated the acquisition of the site on behalf of WYCA. As part of this AspinallVerdi prepared a Red Book valuation report to support the purchase.

The Outline Business Case has been approved and funding has been secured to enable further project development as well as the early delivery of an access road to the site from the existing business park. AspinallVerdi will continue to work with WYCA as the site progresses through to Full Business Case.