

PRESS RELEASE  
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**Strategic | Sites**

## **STRATEGIC SITES TO EMBARK ON HUDDERSFIELD MIXED-USE PROJECT**

### **Waterfront Quarter Takes a Big Step Forward**

Strategic Sites has been appointed as lead developer on a major mixed-use regeneration project in Huddersfield. The proposed development, to be known as the Waterfront Quarter, will take place on a eight-acre site on the edge of Huddersfield town centre and has a potential end-value in the region of £150m.

The site is currently occupied by Sellers Engineers Ltd and Kirklees Metropolitan Council. Strategic Sites is working with Sellers' development arm, RCD, to deliver a mixed-use project incorporating residential, office, industrial and leisure accommodation.

The first phase will include up to 120,000 sq ft of grade A offices and 100 apartments.

Huddersfield Technical College, which is currently looking for an alternative site to replace its existing campus on New North Road, has also expressed interest in the Waterfront Quarter development. The college has appointed architects to examine the suitability of the site as a location for a purpose-built main campus. A final decision is expected by the autumn.

The site currently has outline planning consent for 300,000 sq ft (27,870 sq m) of office accommodation, along with 560 apartments and a hotel. With detailed planning applications to be submitted over the course of 2007, work is expected to start on site in early 2008.

David Armitage, chairman of Sellers and RCD said

"We are delighted that a developer of the calibre of Strategic Sites has come on board and excited at the possibility of the Technical College occupying part of the site. We are

determined that the Waterfront Quarter will be a real asset to the whole town and our partners share that vision.”

Paul Barber, Managing Director of Strategic Sites, said

“We are confident that the mix of commercial, residential and leisure uses at the Waterfront Quarter will offer an exciting alternative to the likes of Leeds and Manchester. It will really put Huddersfield on the map.”

Leeds-based property consultants Dove Haigh Phillips advised Sellers Group on the deal with Strategic Sites and have been appointed lead property consultants on the Waterfront Quarter.

Director Mike Dove said

“Strategic Sites, Sellers and RCD are the perfect partners to deliver this project. Waterfront Quarter is now the quality destination which the market is demanding.”

Melanie Brook, Vice-Principal at Huddersfield Technical College said

“Our College has a good reputation for the provision of a wide range of further education opportunities. However, our existing accommodation will not sustain the delivery of high quality education in the 21<sup>st</sup> century. Moving to a new purpose-built campus will enable us to provide the community with the first class facilities they deserve. The college is now seriously considering this exciting Waterfront Quarter development as the location of our new campus.”

Notes

Strategic Sites is a joint venture between Helios Properties plc, Kilmartin Property Group and JC Musgrave Ltd. The company is headed by Paul Barber, a former director of English Partnerships, who spearheads a team with extensive experience of delivering large-scale development projects.

Sellers Engineers Ltd is a leading manufacturer of machinery for the carpet and textile industry. The family-owned business has strong ties with Huddersfield and has been based in the town for over 90 years. The company will be relocating to a new facility in the Huddersfield area by the latter part of 2008.

Huddersfield Technical College is a large further education institution offering a wide range of courses for both school leavers and adults. Courses for qualifications and leisure are held at a number of centres throughout the Huddersfield area.

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For further information, please contact:

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