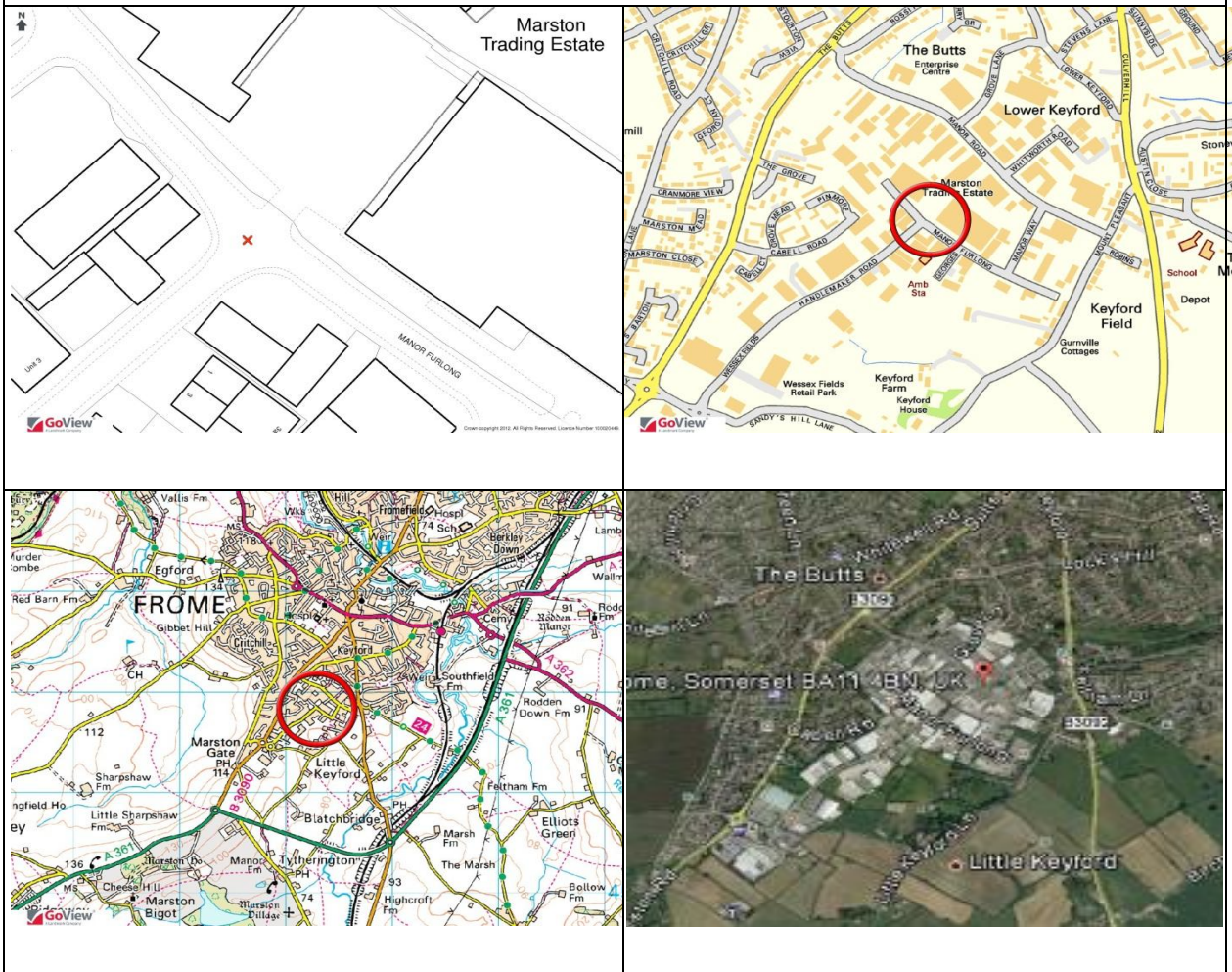


Site No 23 Marston Trading Estate



Location

Marston Trading Estate is located on the southern edge of Frome accessed from the B3090 close to the A361 from Shepton Mallet which by passes Frome to the south and east of the town. The main entrance to the estate off The Butts is a residential locality with Manor Road providing the principal estate road and access to Grove Lane, Whitworth Road and Manor Way. The latter provides access to Manor furlong Road and in turn to Handlemaker Road which links with Wessex Fields Retail Park. This site is located approximately 0.9 miles to the Town Centre and 1.3 miles to Frome train station.



Site No 23 Marston Trading Estate



Description

Marston Trading Estate is Frome's largest industrial estate and one of the largest in the Mendip district. The build quality is variable but occupancy is high with a small number of vacant units for sale/to let. Some of the buildings are sub-standard and in need of investment/redevelopment. There has been some new development of starter units most of which have been let/sold.

The gross site area 27.12 hectares with circa 127 units ranging from 60 to 850 sq m totalling 24,240 sq m. The adjoining Wessex Field Retail Park includes Sainsbury, Homebase, KFC, Pizza Hut, Carphone Warehouse and Carpetright.



Site No 23 Marston Trading Estate



Ownership

We understand that the estate has a variety of fragmented ownerships. Henry Boot Developments Ltd own the majority of Wessex Retail Park. British Land own the Homebase investment.

Planning

Outside of the Conservation Area and at the edge of the Development Limits to the west. The trading estate has an established employment use. The Mendip District Local Plan Dec 2002 allocates an infill site next to Homebase (north east) extending to 0.42 hectare for employment which remains undeveloped.

Planning consent has been granted and subsequently extended for the construction of two non food retail units and car wash to the south east of the Sainsburys site (outside development limits) not yet implemented (2011/0417)

Planning permission has recently been sought for 4,100 sq m office accommodation plus car parking on 1.46 hectares on land adjoining Wessex Fields Retail Park, outside of the current development limits. (2011/3203).

Highway access and services

Marston Trading Estate has three access points which can be a little convoluted in a residential locality and parking can sometimes be difficult. It is close to the A361, local labour supply and has good public transport links.

Ground conditions or contamination issues

We are not aware of any adverse ground conditions or contamination issues. The surrounding expansion land is agricultural.

Employment Suitability Comments

This is an important well established and occupied sub regional trading estate with good communication links albeit with slightly convoluted access. It is suitable both for renewal of older stock and expansion either to the south or adjoining Wessex Fields to the west.

Site No 23 Marston Trading Estate



| | |
|--|--|
| SWOT Analysis | |
| Strengths | Weaknesses |
| <ul style="list-style-type: none"> • Large established trading estate • High occupancy • Range of unit sizes • Close to labour supply • Close to A361 and Frome town centre | <ul style="list-style-type: none"> • Slightly convoluted access • Residential at main entrance • Some stock in need of investment • Limited availability |
| Opportunities | Threats |
| <ul style="list-style-type: none"> • Renewal of older stock • Expansion on adjacent land for offices • Needs further land allocated for industrial development | <ul style="list-style-type: none"> • Lack of investment and renewal • Loss of jobs due to lack of available stock |

Conclusions regarding site employment potential

Marston Trading Estate is a successful and substantial industrial estate with high occupancy and limited availability. Whilst land has recently been consented for retail development close by at Wessex Fields and an application is pending for office development, further allocation is needed to enable industrial development both for start-ups and larger bespoke requirements. Renewal of existing stock should also be encouraged.

Assessment ****

