

**Seddon**

**Seddon Developments Limited**

Seddon Building  
Plodder Lane  
Edge Fold  
Bolton  
BL4 0NN

31 October 2016

Our Ref: JFS/DJS

Dave McCaughrean  
WS Lamm & Co Investments Limited  
71-73 Trafalgar Road  
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Southport  
PR9 0PR

Tel: 01204 570400  
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Dear Dave

**LAND NORTH OF FORMBY INDUSTRIAL ESTATE, FORMBY**

Further to my letter of the 12 October 2016 to Mr Young in the strategic land department at Sefton (copy attached) I confirm that Seddon Developments Limited are now completing the heads of terms with the landowner to take forward the development of the site at the earliest opportunity. Seddon Developments Limited has an established track record in carrying out successful commercial developments and would generally appoint Seddon Construction to carry out the construction work. Both companies are wholly owned by the Seddon family.

Please let me know if you need any further information.

Yours sincerely  
SEDDON CONSTRUCTION LIMITED



Jonathan Seddon  
Managing Director

Enc

Our Ref: JFS/VTB

12 October 2016

Mr A Young  
Strategic Planning Manager  
Sefton MBC First Floor  
Magdalen House  
Trinity Road  
Bootle  
L20 3NJ



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Dear Mr Young

### **Land North of Formby Industrial Estate, Formby**

I am writing on behalf of Seddon Construction Limited. Seddon are one of the UK's largest privately owned construction companies. With regional offices in the North West and the Midlands, we can deliver quality accredited services through a qualified and skilled direct workforce of over 650 employees. Combining traditional values with innovative thinking, Seddon delivers a full range of construction services across all market sectors. Repeat business accounts for nearly 80% of Seddon's work and a high volume of negotiated projects pays testimony to the strength and importance of client relationships. Established in 1897, the business is led by the Seddon family, complimented by a strong management team and direct workforce of over 350 qualified and skilled trade operatives. We have the highest possible Dun and Bradstreet rating of 5A1, offering financial peace of mind to our clients.

We have a proven track record in the delivery of high quality design and build commercial, industrial and retail developments including:-

- Aurora Stockport - £11m development for Stockport MBC which includes the design, construction and fit out of 10 various sized light industrial and storage units with offices and ancillary spaces, including lifts, staircases and toilets. Up to 160,000 sq ft new building development of use class B1, B2 and B8 units on a 7.835 Ha site.
- One City Place - £10.5m design and build of a six-storey, steel-frame office block, with basement and car parking, built to BREEAM 'Excellent' standards.
- Hanger 1 and 2, Speke – £2.4m for Capital & Centric (Lightbox) Limited. Two industrial units including all service supplies, associated external works and highways alterations to provide circa 40,000sqft of industrial accommodation. The development has been built to BREEAM 'Excellent' to comply with ERDF grant funding.

Cont'd ....

- Castings PLC - £4.4m development for Castings PLC for the creation of a 6000m<sup>2</sup> steel framed warehouse. Currently on site with phase 2 another
- Remondis UK - £4.8m development of a 672m<sup>2</sup> two-storey office building, extension and refurbishment of a 10,000m<sup>2</sup> warehouse to create a waste transfer facility and 331m<sup>2</sup> laboratory accommodation for Remondis UK.

Further experience can be seen in the enclosed document.

We have been approached by the owners of the above site and can confirm that we have a strong interest in developing the site in accordance with the range of uses previously promoted for this site.

As already set out we have experience of developing bespoke design and build projects on behalf of end user clients and we see this site as a great opportunity to continue this tradition. We are content that there is demand for this type of development in Sefton and look forward to taking the development forward subject to confirmation of the allocation.

We have examined Policies MN2 and MN4 of the Proposed Changes Version of the Sefton Local Plan and believe that these policies set out acceptable parameters to enable us to deliver the development without the introduction of non-trade uses.

We have also examined the drawing number 11883-SK03 which was submitted to the Council in 2014, as well as an alternative version which was submitted to the Examination at the end of 2015. Subject to a full viability assessment we believe that, in line with the Local Plan Economic Viability Study (Keppie Massie) and the Employment Land and Premises Update (BE Group), the proposed development is viable and deliverable.

We are in the process of agreeing final heads of terms with the landowner, and subject to adoption of the Local Plan we would hope to formally agree a contract for control of the land. We would then expect to submit a planning application for the initial phases and carry out marketing for the design and build elements of the scheme through 2017. We anticipate that, given the level of demand in the area, development could commence in early 2019 with completion due around 2025, well before the end of the plan period.

We hope that this gives you the necessary assurance in relation to market interest in the land north of Formby Industrial Estate.

Yours faithfully  
SEDDON CONSTRUCTION LIMITED

  
Jonathan Seddon  
Managing Director