

Leek



Investment prospectus 2018



Welcome to Leek and the exciting opportunities this dynamic market town in the beautiful Staffordshire Moorlands can offer you as a property developer, business owner or investor.

The renaissance of Leek continues apace – we're proud of the strong blend of independent and household names on our thriving and award winning high street which is harmoniously complemented by multi-million pound investment from national retailers and hoteliers including Sainsbury's and Premier Inn.

The town continues to be a major financial services hub as the location of choice for the headquarters of Capita Finance Ltd and Leek United Building Society – and we have a rich array of progressive agri supply chain companies from Ornua, whose £30m facility at Leek is home to the Pilgrims Choice, MU and Kerrygold butter brands, through to one of Europe's leading agricultural engineering companies LM Bateman.

And Leek is investing in the future with the £8.5m redevelopment of Leek College campus – which is now part of the University of Derby – providing students with a first class learning environment and equipping them with the skills they'll need as they move into employment.

Rising house prices are bringing further quality operators into the heart of our town, bolstered by our close proximity to Stoke-on-Trent, Macclesfield, Manchester – and ideally located close to HS2 hubs at Derby and Crewe.

As I'm sure you'll agree this is the perfect time to consider Leek as the ideal location for investors and businesses.

Take a look at what we have to offer and contact our Regeneration Team to discuss how Leek can play a key role in your future success.

Councillor Sybil E Ralphs, MBE,
Leader of the Council

WHAT MAKES LEEK SO ATTRACTIVE FOR BUSINESS?

High skilled and reliable workforce

Low overheads

Business friendly approach from Staffordshire Moorlands District Council



MOLLY'S MAISON

WORKS



Why Leek?

30 minutes travel time to Macclesfield, Stoke-on-Trent, Newcastle-under-Lyme and less than 50 minutes to Manchester International Airport

93.4%
retail occupancy

80.8%
working age population
in employment

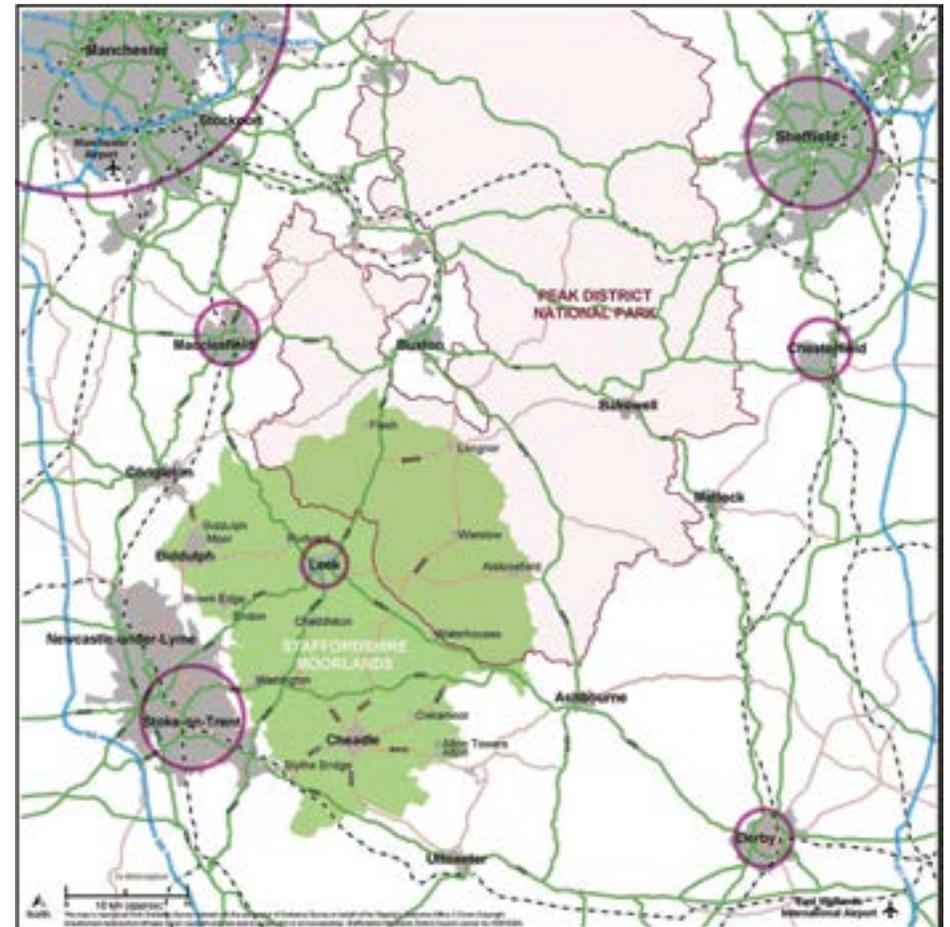
22.06%
workforce in Knowledge-
Economy

“

It is clear to us as a chamber of commerce that Leek offers investors a well-connected location, with access to a skilled, creative, entrepreneurial workforce in an area of unrivalled natural beauty. A real hidden gem!

”

Jane Gratton, Deputy CEO of Staffordshire Chamber of Commerce





25%
rise in retail footprint
in last ten years

80.4%
24 month survival rate
for new businesses

46.2%
work-force qualified to
level 3 or above

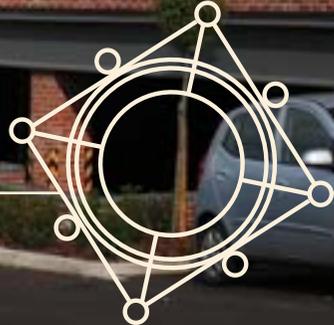
£39.1m
overall convenience
expenditure. Projected to
rise to £47.8m by 2031

33%
growth in Staffordshire
Chamber membership in
last 12 months

5 Leek Investment Prospectus

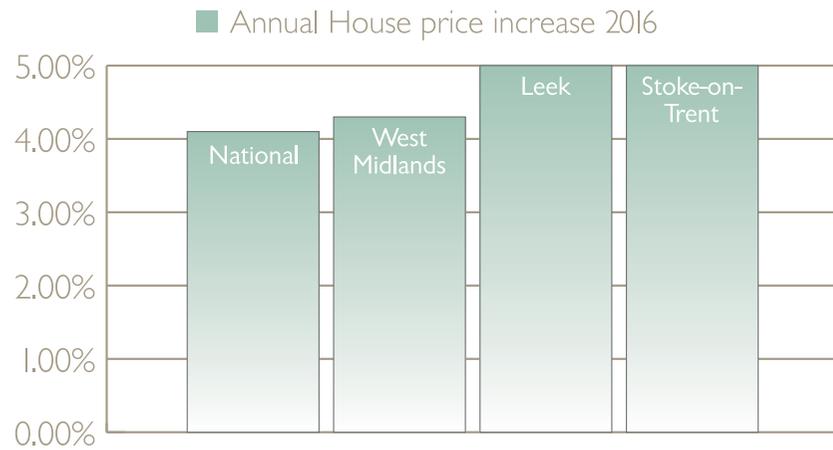


Premier Inn



Attractive Location

The attractiveness of Leek to businesses is reflected in the rise in house prices and a very low retail vacancy rate.



Staffordshire Moorlands District Council has invested over £25million in new housing.



The average house price in Leek is £151,190 and £244,90 for an average detached property.

Historic Place

Market town

With a market charter dating back over 800 years, Leek is steeped in history and tradition. Leek's award winning market continues to grow and pulls in visitors from a wide catchment who enjoy the mix of unique boutique shops, artisan stalls and household names complemented by good food and locally brewed beer.

Leek was closely associated with William Morris who lived and worked here in the 1870s. Over 50 former silk textile mills remain in the town centre and provide excellent opportunities for sensitive heritage-led regeneration.



Centre for Agriculture

Leek is home to Staffordshire's only livestock market – which is thriving and expanding due to unprecedented demand – and on the back of this agri-industries are a growth area.

The town of Leek has some stunning Victorian architecture and decorative facades.

Sally Shalam, The Guardian



178
listed buildings



Open for Business

Small, growing, thriving

Scabetti Ltd

Scabetti Ltd of Leek, designs bespoke lighting sculptures and interior accessories which are all hand made. A worldwide customer base includes Rick Stein's Padstow restaurant, Hotel Mercure Amsterdam and Sentose Cove, Singapore.

So Marketing

So Marketing, who have recently expanded into a prime Leek town centre location, are a creative marketing company with blue chip clients including JCB, Dell and BikeHud.

Collcap

Collcap makes packaging products for the cosmetic industry with prestigious customers including Lipsy, Bobby Brown & Hugo Boss as well as High Street brands Marks & Spencer, Boots and Primark.

Large, successful, prosperous

Capita Finance

Since Capita became the preferred bidder to transform the Co-operative Bank's mortgage operation in the UK, it has taken over the Leek headquarters and is now expanding further to create a centre of financial expertise.

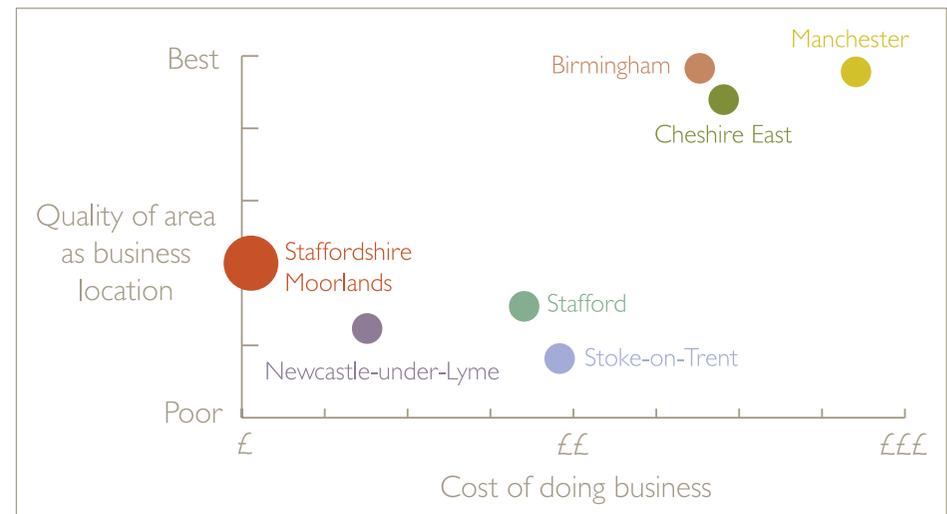
Tennants Fine Chemicals

Tennants Fine Chemicals, a global supplier of liquid chemicals, operate from eight sites across the UK and has its headquarters in Leek. The company export to 90 countries and is the number one producer of esters and aromas in the UK.

Ornua UK

Ornua UK is the country's largest supplier of cheese, supplying every major UK foodstore with brands including Pilgrims Choice, MU and Kerrygold. The team is driving innovation, product development and the future of dairy from their £30m facility in Leek.

Business location indexes place Staffordshire Moorlands as one of the best value locations in the UK and rate the area well in terms of business quality.



Information based on Grant Thornton Place Analytics



The Great Outdoors

The Peak District – Britain's first National Park – is at the heart of the country and straddles the border between the northern highland and the southern lowland counties.

The start of high gritstone moorland and gritstone 'edges' create a wild and breathtaking landscape punctuated by weathered tors.

Leek is nestled just below The Roaches – one of the most dramatic dark peak escarpments – and as well as its stunning beauty it is a magnet for professionals who enjoy climbing, rambling and cycling.

Rudyard Lake, so beautiful that Rudyard Kipling was named after it, offers a calm and tranquil chance to escape city stress.

And for those seeking more high speed thrills (or relocating with those that do) Alton Towers is only 11 miles away.

Overall visitor retail spend in the Staffordshire Moorlands contributes £56.87m per annum (2015), much of which can be attributed to Leek as the principle retail destination within the district. This figure has grown by £6.5m since 2013 – and forms part of the overall £261m economic impact of tourism in the district.



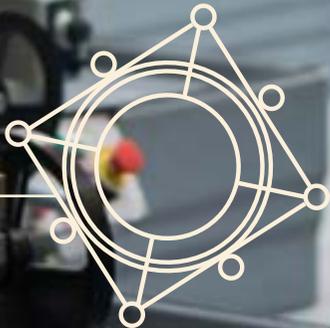




1000YS

SPEEDS ARE APPROXIMATE
LOW HIGH

1000VS



Dawn of the University Age

Following recent investment of £8.5m by the University of Derby, students at Buxton & Leek College are taking full advantage of the purpose built, industry standard facilities for art and engineering as well as The Gallery canteen area and The Courtyard social space, which have been up and running at the Leek Campus for over a year now.

Engineering students have the chance to continue with traditional machining and fitting techniques and learn cutting edge techniques in computer aided and manufacturing engineering. Art students are using new equipment to enhance their learning in a variety of different disciplines including painting, fashion and textiles, photography, fine art, 3D arts, illustration, surface pattern, ceramics, digital media, graphics and design.

All facilities have been developed with local employers and designed to give students a real world learning environment to develop the skills that employers are looking for. The College continues to offer courses for all ages, abilities and ambitions. Currently ongoing is the development of a more welcoming reception area, purpose built areas for information, advice and guidance and new offices for staff.



The proportion of people with NVQ Level 3 is very high – placing Leek in the top 20% nationally



“ Leek is a popular, thriving town. As well as being home to some major employers, manufacturers and exporters, the town has a thriving SME community and flourishing tourism sector. ”

Jane Gratton, Deputy CEO of Staffordshire Chamber of Commerce

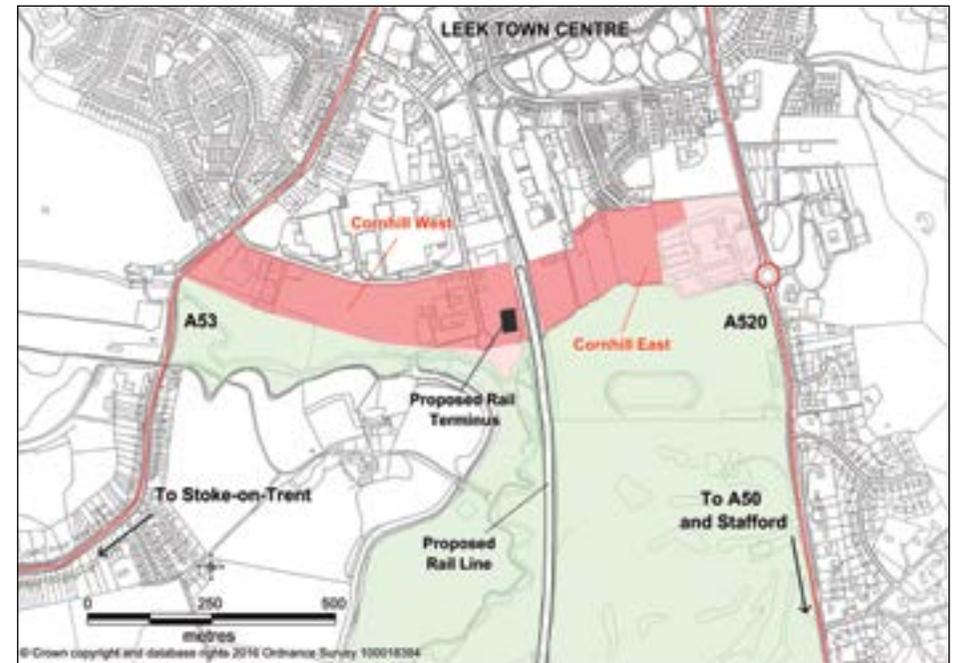
Cornhill, Leek

Cornhill West

- Outline permission for 175 dwellings
- Mixed use development
- Extension of heritage railway line from Froghall

Cornhill East

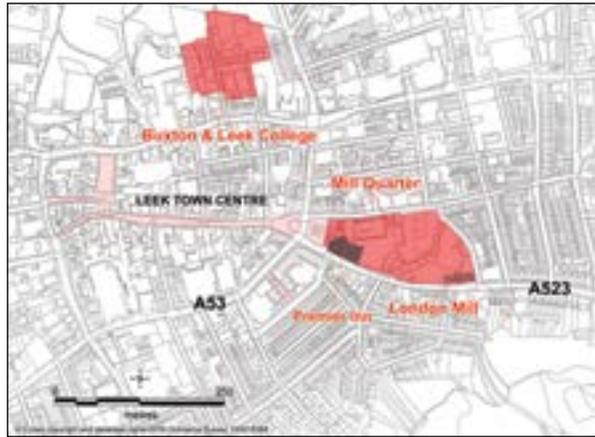
- Mixed use development
- Delivery of site in line with adopted Churnet Valley Masterplan
- Council seeking developer partner



Leek Mill Quarter, Leek



Re-development of Leek's mill heritage and wider area, which includes former public sector buildings, within the area known as Leek Mill Quarter to deliver mixed use development (commercial, leisure and residential).



To find out more about why Leek is the ideal choice for your investment speak to:

Regeneration team at Staffordshire Moorlands District Council
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