

# PRESS RELEASE

Date of issue: 26 April 2011

REF: STM0680

## ST. MODWEN ENTERS PHASE TWO OF COMMERCIAL DEVELOPMENT WITH COMPLETION OF NEW ROAD

St. Modwen, the UK's leading regeneration specialist, has launched its second phase of commercial development at Langford Mead after completing a £5 million programme of infrastructure works at the £115 million scheme, located off Silk Mills Lane in Norton Fitzwarren, Taunton.

Great Western Way, a new road running through the heart of the 65 acre site, will open up access to commercial and residential areas of the scheme. This includes the second phase of commercial development at the 300,000 sq ft Langford Mead Business Park. This second and final phase of 160,000 sq ft of commercial space is available on a design and build basis. The entire development is expected to create up to 750 new jobs and provide a total of 550 new homes once complete.

Ian Guy, Senior Development Manager for St. Modwen in the South West, comments: "The conclusion of works on Great Western Way is positive news for the development, as it opens up the scheme to the surrounding area, and creates a wider presence for the Business Park.

"Commercial occupiers will benefit from the improved infrastructure of the site. We believe it will prove attractive as we look for further new interest from occupiers for the remaining nine acres available as we continue to market the Business Park.

"Sustainable travel is an important part of this development in the long-term and we are also pleased to be working with the two Local Authorities, Somerset and Taunton, to provide an improved network via bus links and cycle routes for the local area."

The road forms the first phase of a new relief road which will take traffic away from the centre of the village of Norton Fitzwarren, once the scheme is complete. It will also be used as the main bus route in the area, via a new dedicated bus link providing a regular service to and from Taunton town centre.

To further improve green and sustainable transport links at the scheme, St. Modwen has also created a cycle-path running alongside Great Western Way, which links to the Tone Valley Cycle Network and offers

green travel and leisure routes stretching from the Park and Ride at Silk Mills Road to Taunton town centre, along the Tone Valley.

The completion of the road and the launch of Phase 2 marks the end of a successful year for St. Modwen. At Langford Mead Business Park, St. Modwen completed two bespoke-design units totalling more than 75,000 sq ft for Somerset County Council. The buildings form the Somerset Heritage Centre which house some of the county's best historical artefacts and will officially launch this spring. The Council became the third occupier to locate at the Business Park, joining West Country Feeds and Booker Cash and Carry.

Meanwhile, David Wilson Homes began construction of the first phase of 119 homes in January last year including 20 affordable housing units. To date 35 properties have been constructed with 25 sold. The remaining 84 homes will be completed over the next two years.

For more information, visit [www.stmodwen.co.uk](http://www.stmodwen.co.uk).

**Ends.**

**Caption:** An aerial of Langford Mead, which shows the new £5m relief road (red line) and two new commercial development areas (shaded blue) in Phase 2.

**Notes to Editors:**

**St. Modwen Properties PLC**

St. Modwen is the UK's leading regeneration specialist, operating across the full spectrum of the property industry through a network of seven regional offices including the South West/ South Wales operations and a Birmingham based head office. The company is wholly focussed upon regeneration with expertise in town centre regeneration, partnering with industry, brownfield land renewal, Innovation Centres and education projects.

**St. Modwen South West**

St. Modwen's South West/ South Wales operations are run from an office in Avonmouth, Bristol. Here the regional team works across the company's vast regeneration project portfolio that comprises a total of 15 million sq ft of commercial accommodation and circa 11,600 homes across both regions.

In the South West, St. Modwen's property portfolio comprises 14 development regeneration projects based across Gloucestershire, Somerset, Avon and Devon. Collectively, St. Modwen manages circa 830 acres (circa 580 acres net developable land) across the region on which it will build over 7 million sq ft of commercial accommodation and create circa 3,600 homes. The company's major projects in the South West region include the £270 million regeneration of Firepool in Taunton and the £210 million Skypark development in Exeter.

For further information, visit [www.stmodwen.co.uk](http://www.stmodwen.co.uk)

**South West region:**

Access 18, Avonmouth  
Castledown Business Park, Ludgershall  
Clevedon  
Firepool, Taunton  
Gateway 12, Quedgeley, Gloucester  
Hungerford Marina, Newbury  
Hutton Moor, Weston-super-Mare  
Langford Mead, Taunton,  
Littlecombe, Dursley, Gloucestershire  
Locking Parklands, Weston-super-Mare

Quedgeley East, Gloucester  
Quedgeley West, Gloucester  
Skypark, Exeter  
Westlands, Weston-super-Mare

**For further information please contact:**

Zara Cottle / Catrin Millar  
Equinox Communications

T: 02920 764100

E: [zara@equinoxcommunications.co.uk](mailto:zara@equinoxcommunications.co.uk) / [catrin@equinoxcommunications.co.uk](mailto:catrin@equinoxcommunications.co.uk)