



## A NEW HIGH-QUALITY BUSINESS PARK FOR STRATFORD-UPON-AVON

IM Properties is set to begin the construction of **Stratford46** Business Park, a major new high-quality destination for businesses in Stratford-upon-Avon, Warwickshire and further afield.

We have reached an important milestone for the project, and as we prepare to begin construction we want to make sure that our neighbours, the local community and wider stakeholders are kept informed about how the project is being delivered.

This newsletter provides an overview of the key timings and details about the design, access and other activities that will help to make sure we deliver a successful new Business Park.

### A HOME FOR LEADING BUSINESSES

We are committed to supporting Stratford-upon-Avon and the wider region by delivering much-needed

new employment space which will support approximately 1,500 jobs across the site once complete.

As well as providing a home for existing local businesses to grow, including those needing to relocate from Stratford's Canal Quarter Regeneration area, the site will support the local economy by attracting new high-quality companies to the area.

Located south of Alcester Road and west of Wildmoor roundabout, the site occupies a strategic position on the edge of Stratford-upon-Avon and is close to key transport routes including the A46 as well as Stratford-upon-Avon railway stations.

In addition, our comprehensive transport strategy will improve public transport accessibility to the site.

### CONSTRUCTION WORK

From Summer 2025 we will be starting the first phase of construction work on site, working with our appointed highways contractor Montel Civil Engineering.

This will include building a new access roundabout on the A46, which will also help to improve safety for users of Drayton Manor Drive, as well as delivering earthworks, the site's infrastructure and utilities connections. Construction of new buildings on site is scheduled to begin towards the end of 2026.

Please see a timetable of key construction milestones overleaf. Contact details for how to get in touch with the team are included on the back page.





## PROJECT SUMMARY

Our vision for **Stratford46** Business Park is to deliver a high-quality business park which helps to safeguard local jobs and support approximately 1,500 jobs including new employment across the site.

The 65-acre site has been allocated in Stratford-on-Avon District Council's Adopted Local Plan for employment

development, and our original hybrid planning application for the scheme was approved in 2019.

## CONSTRUCTION UPDATES

Minimising disruption is our primary aim and we want to work closely with the community and key local stakeholders to keep you updated and informed.

Construction on site is beginning in Summer 2025, with first phase activity involving work to build a new access roundabout on the A46.

During 2025 we will be undertaking a series of important site set up activities, including work to divert a Severn Trent Water main.

Work to deliver the on site infrastructure, including earthworks, landscaping and the new internal access roads, will follow during 2026. Construction of first buildings is anticipated to start late 2026.

We are also proposing to develop a nature reserve site as part of the overall scheme on 17-acres of adjoining land.


### IN SUMMARY, OUR PROJECT IS ABOUT:

- Providing space for local companies including those which will potentially be relocating from Stratford's Canal Quarter Regeneration area
- Safeguarding local jobs and supporting approximately 1,500 jobs including new employment across the site
- Creating space for a mix of employment and commercial uses including industrial, logistics, R&D and retail to attract new high-quality businesses to support Stratford's long-term growth
- Delivering a sensitive and carefully planned development with well-designed buildings set within a coherent and comprehensive landscaping scheme that supports biodiversity
- Developing a proposed nature reserve site as part of the overall scheme on 17-acres of adjoining land
- Delivering a sustainable transport strategy that will improve public transport accessibility to the site

### INDICATIVE TIMELINE OF KEY ACTIVITIES

Activity	Approx. start	Approx. end
New access roundabout on A46	Summer 2025	Late 2026
Severn Trent Water main diversion	Late 2025	2026
On site infrastructure works	Spring 2026	Early 2027
Utility connections	Summer 2025	Late 2026
Construction of first building(s)	Late 2026	TBC





## HIGHWAY WORK

### DELIVERING A NEW ROUNDABOUT ACCESS ON THE A46

Access to **Stratford46** Business Park will be provided by a new roundabout on the A46, located on the northwestern part of the site.

The new roundabout will link the A46, Drayton Manor Drive and the new internal site access road and will help to improve safety and access for existing and future users of the local road network.

### CONSTRUCTION PROGRAMME

Construction work on the new roundabout is beginning in Summer 2025, and we are committed to delivering this work with minimal disruption or delay. This includes keeping the community informed and updated as the business park progresses.

It is a requirement that during peak daytime hours, traffic flow in both directions on the A46 must be uninterrupted to minimise disruption in the area and prevent any delays.

Most of the construction work will therefore be carried out 'offline', adjacent to the A46, without interrupting traffic flow and with the remainder during nighttime working. Once we have built three quarters of the new roundabout, traffic will then be diverted onto this area, allowing the remaining quarter of the roundabout to be built.

To maintain safe conditions for road users and construction personnel during the works, a Temporary Traffic Regulation Order (TTRO) to reduce the speed limit to 40mph will be put in place throughout the works area.

One of our first activities from Summer 2025 will be conducting overnight surveys alongside the A46. This will require the use of temporary traffic lights and lane closures overnight to enable work to take place safely while keeping the road open.

Once all of the main works have been completed, a further series of night-time closures will take place later in 2026 for final surfacing and road markings to be installed prior to the full opening of the new roundabout.





## ABOUT IM PROPERTIES

IM Properties is one of the UK's largest privately-owned companies and a significant investor in the Midlands.

Working with communities, local authorities and household-name businesses, we have a strong track record of bringing forward high-quality developments across the Midlands.

We invest in places as well as sites. We are committed to high-quality design, sustainability and delivering social value beyond the boundaries of our sites. Our Sustainable Futures framework sets out our ambitions to 2030, based around three central themes of People, Place and Planet. We will apply this same approach to our proposals throughout the delivery of Stratford46 Business Park.

In North Warwickshire we transformed Birch Coppice from a disused colliery into an award-winning business park, creating over 6,000 jobs locally.

Located in North West Leicestershire, Mercia Park is a ground-breaking development which has now delivered 3.5 million sq. ft. of high-quality employment floorspace and is home to JLR's flagship Global Logistics Centre (operated by Unipart) and DSV. 12 hectares of woodland and 4km of new paths have been delivered on site, and Mercia Park currently employs over 2,300 people.



## INTRODUCING OUR HIGHWAYS CONTRACTOR

Operating across the Midlands, Eastern and South West regions, Montel Civil Engineering delivers projects for clients in both the public and private sectors.

The company combines expert local knowledge with experience across a range of disciplines to help deliver complex and challenging civil engineering projects, while minimising impact on the public and the environment to deliver high-quality, cost-effective projects on schedule.

Construction of [Stratford46](#) Business Park will be carried out in line with a detailed Construction Environment Management Plan (CEMP) agreed with officers at Stratford-on-Avon District Council.



## GET IN TOUCH

During construction, and once the site becomes operational, we remain fully committed to engaging with the local community. If you have any questions about construction-related activity or queries about anything you have seen on site, you can contact the team directly by emailing [construction.stratford46@montel-group.com](mailto:construction.stratford46@montel-group.com) or by calling **01905 425 468**. Early insight to any issues the community may have will allow us to respond in a timely manner. For any other questions about the project, please get in touch by visiting our website: [construction.stratford46.com](https://www.construction.stratford46.com)