



LAND FOR RESIDENTIAL
DEVELOPMENT
SURROUNDING
SHREWSBURY FLAXMILL
MALTINGS

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FLAXMILL
MALTINGS**

**"THE MOST IMPORTANT BUILDING OF THE
MODERN AGE"**

**LAND FOR SALE SURROUNDING SHREWSBURY
FLAXMILL MALTINGS, SPRING GARDENS,
SHREWSBURY SY1 2SZ**



Historic England

**Lambert
Smith
Hampton**

EXECUTIVE SUMMARY

- Development Opportunity extends to c. 3.145 acres (1.27ha) net.
- Outline Planning Consent 20/05065/OUT supportive of the principle of residential development (number of units is not prescribed within this consent)
- An indicative Peter Barber Architect scheme shows potential development of residential and commercial units.
- Opportunity to build upon the best-in-class restoration of the existing mill building.

PROPOSAL

LSH and Historic England are seeking an experienced developer to deliver an exemplary scheme within the curtilage of this historically significant site. It is envisaged to be a model development that will set a benchmark for other projects situated in a similar setting. This leading example should prioritise quality, sustainability, and a respect for heritage through appropriate architectural and material choices as well as enhance the area. Primarily a residential scheme with the possibility for commercial spaces, it will further breathe life into the area, providing new homes and an improved public realm that connects with the wider community.

The property can be considered in two parts:

1. New Build Development Area – outlined in red - 2.93 acres.
2. Apprentice House – outlined in yellow - 0.215 acres. (848 m² – 9,128 sq ft GIFA, 797 m² – 8,579 sq ft NIFA existing building)

Historic England will consider proposals for acquisition of both areas and the decision to dispose of land as a whole or in parts will depend on merit.





LOCATION

Situated to the north of Shrewsbury town centre, the site is located c.45 miles from Birmingham City Centre and is connected via the M54 motorway. In addition to the wider road network, Shrewsbury railway station is just 0.7 miles from the site (14-minute walking distance) located within the town centre and provides excellent access to wider conurbations.

SITE OVERVIEW

The Main Mill has been sympathetically restored and converted for commercial use on four floors creating over 2,600m² of high-quality commercial space. On the ground floor there is a public exhibition telling the history of Flaxmill Maltings, a shop and a café run by an independent local operator.

The first phase of the project restored the Main Mill and attached Kiln and consolidated some of the adjacent historic buildings – the Cross Mill, the Dye House, the Warehouse and the Apprentice House (all Grade I and II*) and surrounding public realm, including roads and other infrastructure.

The 1.27-hectare site around the Main Mill, once industrial worker housing, has been cleared for residential development and key infrastructure installed. There is an existing outline consent granted in 2021 with a 10-year consent period (number of units is not prescribed within this consent).

HISTORIC ENGLAND VISION

Historic England believe that the brownfield site around the Grade I listed Main Mill at Shrewsbury Flaxmill Maltings (formerly Ditherington Flaxmill) provides an opportunity to deliver an exceptional, exemplary residential development which has the potential to enhance this unique setting and deliver a truly transformational development.

HISTORIC ENGLAND TRACK RECORD

The restoration of the Main Mill and Kiln has been widely applauded winning numerous awards, including both regional and national RIBA Awards, Civic Trust Conservation Award and the Europa Nostra Award for conservation and adaptive reuse.

PROPOSED STRUCTURE

Historic England intends to select a preferred purchaser by mid 2025. The preferred disposal structure will be via development lease which will transfer to freehold ownership upon practical completion of pre-agreed phases of development.

The proposed structure will provide Historic England with the level of comfort required to ensure the development opportunity is sympathetically constructed in a timely and efficient manner.



PROCESS

In the first instance we request interested parties confirm their interest direct to LSH.

The disposal process will be undertaken over two stages;

Stage 1 - Initial Sifting Questionnaire

Parties are required to complete the questionnaire and submit directly to LSH. The submitted questionnaires will be scored by LSH and Historic England.

Stage 2 - Invitation to Tender

Subject to the responses received, a shortlist of parties would be taken forward to Stage 2. The shortlisted parties will be issued an Invitation to Tender Document alongside any supplementary information to aid their review.

VIEWING

The site is open to see from the public highway, however onsite inspection is strictly by appointment with the sole selling agent LSH.

CONTACT

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