



SCHEDULE OF ACCOMMODATION

(Gross Internal Area)

Total Area	697440 ft²	64794 m²
Site Area	69.79 acres	28.24 ha
Net Development Area (Inc. Road)	34 acres	13.75 ha
Green Infrastructure	35.79 acres	14.49 ha
Road Infrastructure	3.94 acres	1.59 ha
Site Density	48.72%	

Unit 01		
Warehouse	137356 ft²	12761 m²
Undercroft	4334 ft²	403 m²
Office including ground floor core	12097 ft²	1124m²
Total Area	153787 ft²	14287 m²

Staff Parking

150 Spaces including: 93 standard, 10 car share, 30 EV charging, 7 accessible, 2 accessible EV charging and 8 motorcycle.
Cycle Storage: 48 no.

HGV Parking

39 Spaces including: 20 HGV and 19 HGV Trailer.

Unit 02		
Warehouse	208351 ft²	19356 m²
Undercroft	4026 ft²	374 m²
Office including ground floor core	11476 ft²	1066m²
Transport Office	2582 ft²	240 m²
Gatehouse	301 ft²	28m²
Total Area	226741 ft²	21065 m²

Staff Parking

219 Spaces including: 145 standard, 11 car share, 44 EV charging, 9 accessible, 2 accessible EV charging and 8 motorcycle.
Cycle Storage: 72 no.

HGV Parking

74 Spaces including: 34 HGV and 40 HGV Trailer.

Unit 03		
Warehouse	58216 ft²	5501 m²
Undercroft	1845 ft²	171 m²
Office including ground floor core	6372 ft²	582m²
Total Area	67433 ft²	6265 m²

Staff Parking

66 Spaces including: 41 standard, 4 car share, 14 EV charging, 1 accessible, 2 accessible EV charging and 4 motorcycle.
Cycle Storage: 24 no.

HGV Parking

22 Spaces including: 9 HGV and 13 HGV Trailer.

Unit 04		
Warehouse	112397 ft²	10442 m²
Undercroft	3671 ft²	341 m²
Office including ground floor core	11207 ft²	1041m²
Total Area	127275 ft²	11824 m²

Staff Parking

124 Spaces including: 80 standard, 6 car share, 24 EV charging, 4 accessible, 2 accessible EV charging and 8 motorcycle.
Cycle Storage: 36 no.

HGV Parking

46 Spaces including: 22 HGV and 24 HGV Trailer.

Unit 05		
Warehouse	82684 ft²	7682 m²
Undercroft	2413 ft²	224 m²
Office including ground floor core	8697 ft²	808m²
Total Area	93794 ft²	8714 m²

Staff Parking

95 Spaces including: 59 standard, 5 car share, 18 EV charging, 3 accessible, 2 accessible EV charging and 8 motorcycle.
Cycle Storage: 36 no.

HGV Parking

20 Spaces including: 16 HGV and 4 HGV Trailer.

Unit 06		
Warehouse	23208 ft²	2156 m²
Undercroft	1707 ft²	159 m²
Office including ground floor core	3496 ft²	325m²
Total Area	28410 ft²	2639 m²

Staff Parking

32 Spaces including: 18 standard, 2 car share, 6 EV charging, 2 accessible EV charging and 4 motorcycle.
Cycle Storage: 12 no.

HGV Parking

6 Spaces including: 6 HGV.



General Notes

- This document is to be used for the stated purpose only and should not be used for any other.
- Dimensions are all in millimetres, unless stated otherwise.
- It is the recipient's responsibility to print this document to the correct size & scale.
- All relevant drawings and specifications should be read in conjunction with this document.
- Scaling of this document is not recommended.



Scale 1:2000

SITE LEGEND

- Application Boundary
- Wildlife Tunnel
- Public Right of Way
- Existing Trees Retained
- Substation
- Transformer Enclosure
- Condenser Enclosure
- Bin / Recycling Enclosure
- Cycle Storage

Project Name

Land at Junction 22 M1, Cliffe Hill Farm

Employer	Project Address
Caddick Developments Limited	Land at Junction 22 M1, Cliffe Hill Farm, Markfield, Leicestershire

RIBA Workstage	Status
3 - Spatial Coordination	A3 - Authorised Stage 3

Drawn	Checked	Created	Size
JT	DEB	15.08.25	A1

UMC Reference	Scale	LOD	LOI
24473	1:2000	3	3

Document Title

Proposed Masterplan

Document Reference

24473 - UMC - ZZZZ - ZZ - DR - A - 0601

Revision Note

PLANNING ISSUE

Issue Date	Package	Current Revision
19.09.25	PLANNING	

PROPOSED MASTERPLAN

1 : 2000