

Site Information					Market Appeal		Market Appeal Criteria			Recommendation		
Ref. No	Name	Status	Adopted Local Plan	Size - ha	Market Sector	Score	Score Comments	Buildings	Buildings Comments	Site	Site Comments	Recommendation
E3	Riverside (former Willford Power Station) Lenton Lane	Allocated as emp protection	Y	300.0	Office	2 - Good	Excellent site which offers strategic qualities for the city's employment allocation.	Good	Relatively modern premises providing good quality edge of town office buildings with larger HQ premises also on site	Good	Positioned on the edge of Nottingham between the city centre and the outer ring road. Queens Drive links to J24 of M1 via A453	Retain
E3	Glaisdale	Allocated as emp protection	Y	43.0	General Ind.	3 - Average	Recognised and established industrial location to North West of Nottingham. Right side of Nottingham for the motorway, good quality units prove attractive, poor second hand units remain on the site.	Average	Overall mix of premises, some provide more modern accommodation less than 20 years old, where some units require redevelopment or refurbishment, older buildings push vacancy rate in the area.	Good	Recognised as a popular industrial area for Nottingham. Close to dense population, labour supply nearby. Approximately 5 miles to J26 and similar to J25	Retain
E3	Blenheim	Allocated as emp protection	Y	40.0	General Ind.	2 - Good	Recognised as one of Nottingham's leading industrial areas. The existing expansion of the estate is re-confirming this as a popular industrial area.	Good	Generally the premises here are second hand but are in relatively good condition and still meet many occupier requirements.	Good	Positioned close to J26 of M1 (3 miles), access to Notm via A610.	Retain
E3	Phoenix Park (former Babbington Colliery)	Allocated as emp protection	Y	10.0	Office	2 - Good	Recognised as one of Nottingham's leading office locations. Introduction of NET to site has improved accessibility. Can be slightly cramped at peak times. Only likely to have an element of B space	Good	New build office premises providing self contained, semi detached premise, some stand alone. Attractive styling and good quality finishes	Good	On A610 approximately 2 miles from J26 of M1. Very accessible both to Nottingham City Center and the Motorway.	Retain
0	Lockwood off Bewcastle Rd	Prob E5 but unallocated	N	1.3	General Ind.	3 - Average	Despite its position amongst residential dwellings the small scale of the scheme is well suited to the location. Buildings are of good quality and future occupiers will be attracted here.	Good	Reasonably modern industrial premises, some in private ownership, some forming part of a council scheme. High level of occupation are good quality occupiers including EMDO. Fit for purpose	Average	Close to Bestwood Park Drive which links Oxclose Lane and Hucknall Road, albeit through predominantly residential areas. The area is not recognised as a commercial location, but such schemes seem relatively successful in sporadic locations. Public transport is well served along Bestwood Park Drive.	Retain
1	Hemphill Ln/Crabtree Rd	Prob E5 but unallocated	N	0.9	Mixed - Mainly Gen. Ind.	3 - Average	The condition and the accessibility of the site means it should be retained. The proximity of residential use is unlikely to be affected as the development in this instance is small scale.	Average	The site comprises two buildings. One light industrial unit currently on the market, the second a building converted for church/congregational use.	Good	Positioned on Hemphill Lane, just off Sellars Wood Drive, the site benefits from good road and public transport connections. Adjacent residential and leisure uses.	Retain
2	Moorbridge/Bestwood rd	Prob E5 but unallocated	N	4.5	Office	3 - Average	The site is not attractive to commercial development. The shape, level and profile onto Bestwood Road work against this site being suitable.	Poor	Predominantly comprises the Bestwood Centre and associated grounds. Building in use so assumed fit for purpose.	Average	Difficult location. Positioned near to junction with Hucknall Road, NET system nearby on Hucknall Lane, attracting occupiers to this site will be difficult. Bestwood Road is a poor road with speed retarding measures.	Consider for release
3	Greasley St etc	Prob E5 but unallocated	N	10.3	General Ind.	3 - Average	It may be that this area provides cheap accommodation on flexible terms and therefore provides an essential part of the market place. Security is an issue and numerous vacant units does not promote the area well. Marketing of voids remains difficult.	Poor	Mix of poor quality 2nd hand buildings, some occupied, high % of to let boards on poor premises.	Poor	Poor access through residential areas, albeit Sellars Wood Road does link to A611 and A610 thereafter.	Consider for release
4	Hucknall Rd/Cowlaers/Rigley Dr	Prob E5 but unallocated	N	1.6	General Ind.	2 - Good	Good estate providing accommodation for small businesses. Access is reasonable despite occasional congestion but routes Northbound can cope.	Good	Relatively modern hybrid units comprising office and storage accommodation. Good condition and fit for purpose	Good	Positioned off Hucknall Road which can be a busy road due to traffic backing up from the junction with Arnold Road. The estate is virtually occupied to 100% which confirms the location is suitable for industrial occupiers	Retain
5	Newcastle St	Prob E5 but unallocated	N	3.0	General Ind.	3 - Average	The future of this site will be influenced by the Bulwell Town Centre master plan which may prove to be an over-riding factor despite reasonable quality accommodation.	Average	Single storey brick built workshop premises (Planet Textiles - looking to relocate), falls short of modern occupier requirements. Wallpaper & Paint Centre on Jennison St. Connelly Home Centre. Buildings not modern but occupied so assumed fit for purpose. Also incorporates the car park behind the Kwik-Save Supermarket.	Average	Albeit positioned just off Hucknall Lane, the access from this road is quite limited. Streets are congested with on-street parking.	Consider for release
6	Occupation Rd of Cinderhill Rd	Prob E5 but unallocated	N	1.2	General Ind.	3 - Average	Buildings to the rear of the site are good and have long term future use. The older buildings are obsolete and unlikely to attract future occupiers unless significant development takes place. Their demolition could improve the existing light access.	Average	Mix of buildings. Builders yard is very poor with virtually obsolete buildings. Hucknall Sheet Metal Ltd & Peter Smith Valve Co Ltd occupy good quality buildings to the rear. These are fit for purpose.	Average	The proximity to Cinderhill Road and Sellars Wood Drive is good. The immediate roadway is tight and features residential uses which affects the rating here.	Retain

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7	Charles Way etc	Prob E5 but unallocated	N	5.9	General Ind	2 - Good	Estate appears to perform well and expansion will assist to promote the location.	Good	Mix of reasonably modern and brand new industrial premises. High occupation rate with good quality occupiers including Burrows and Close, Lee Glass Ltd. New build scheme to rear "Apollo"	Good	Good connections to A610 via Cinderhill Road which links in turn to Nottingham and J26 of M1.	Retain
8	Peccadilly/Kennel Rd/Connelly Ct	Prob E5 but unallocated	N	0.9	General Ind	3 - Average	Commercial premises have limited lifespan. School nearby and site marketing luxury dwellings demonstrates the changing face of this area. Alternative uses to be considered over time.	Average	A large site providing a mix of premises some modern premises built to rear of site. The remainder is predominantly second hand industrial units, single storey, in use but of average quality.	Average	Positioned adjacent to a school and opposite a site purchased for luxury dwellings. Positioned relatively well to avoid nuisance to either and small scale light industrial use likely to continue.	Consider for release
9	Nottingham Science & Robin Hood Way Riverside Way	Prob E5 but unallocated	N	6.0	Office	2 - Good	Successful location with sound product. High occupation levels	Good	Concept of Research and Technology on the estate has ensured good quality buildings to match the business profile of occupiers. Modern premises of varying	Good	Excellent location just off Nottn Outer Ring Road, access to J25 of M1 is good via A52. Close to University and QMC Hospital.	Retain
10	Robin Hood Way Riverside Way	Prob E5 but unallocated	N	0.8	Office	4 - Poor	Despite reasonable quality of the building, the location forms part of a regeneration zone and is identified for change.	Good	2 storey office premises with ancillary parking. Brick built elevations and overclad roof - fit for purpose. Nottingham City Council Transport Depot	Good	Positioned on the junction of Riverside Way and Queens Drive. Reasonable access although one-way system nearby. The area is subject to future changes and it is likely to be adopted within the Southside scheme.	Consider for release
11	East of Racecourse Road	Prob E5 but unallocated	N	3.2	General Ind	3 - Average	Despite the low quality of the properties the accommodation does provide cheap edge of town accommodation	Poor	Low quality industrial premises providing accommodation for scrap metal operators and car mechanics	Average	Very close proximity to Daleside Road which provides good access, nearby resi should not be disturbed by small scale industry.	Retain
12	Abbey Br/Hoyland Ave	Prob E5 but unallocated	N	1.7	General Ind	4 - Poor	Despite being on Lenton Lane its surrounding uses are residential and it is likely that this site would be developed for a use away from the B classifications.	Average	Mellors Auction House, second hand property not meeting modern occupiers requirements.	Average	Located in Lenton accessed from Lenton Lane. Predominantly residential use around the Abbey Bridge area. Former Red Cross property on the market with development potential.	Consider for release
13	Leen Gate	Prob E5 but unallocated	N	3.5	General Ind	2 - Good	Site provides good second hand accommodation, fit for purpose. The site can become congested due to Hospital traffic, however, this does not seem to detract from the area as an appropriate commercial location for the existing occupiers who have been there long term. Science City and NET potential	Average	Second hand buildings occupied by Ashworth, Graham and Bell Fruit. Therefore assumed fit for purpose due to high occupancy level	Good	Positioned near to outer ring road and Abbey Bridge which connects to inner ring road. Adjacent to Hospital and residential uses, however light industrial and storage occupiers ensure nuisance is minimal.	Retain
14	Willoughby St/Prospect Ct	Prob E5 but unallocated	N	0.8	General Ind	4 - Poor	Site unlikely to attract commercial occupiers, due to narrow streets and no circulation. Buildings now poor quality as better alternatives are introduced to the market.	Poor	Single and two storey industrial premises with minimal circulation space, many To Let or For Sale. No longer meet modern occupier requirements, however will provide cheap accommodation.	Poor	Narrow streets within immediate proximity inhibit vehicle access. Location OK though, close to Inner Ring Road and links to Outer Ring Road.	Consider for release
15	Lenton Blvd/Hichin in Ave	Prob E5 but unallocated	N	1.8	Office	3 - Average	A variety of buildings providing a mix of accommodation. Site is congested and future use outside public sector may be difficult. Definite demand for residential use if the site were put to this use.	Average	Appears to be a former school building converted to offices which are linked to Theatre uses - The Sandfield Centre. Local Authority supported venture. Buildings in use and assumed fit for purpose. Good example of re-use of educational premises as opposed to demolition for housing.	Average	Located on Lenton Blvd close to Derby Road and Ilkeston Road so connections to the city centre are good. Public transport links are also available nearby. Densely populated residential area, high student / core worker demand	Consider for release
16	Lenton Blvd/Hichin Brook	Prob E5 but unallocated	N	1.6	Office	2 - Good	Provides a useful supply of small business units it a less affluent part of Nottingham. Good occupancy level suggests successful operation.	Average	Nottingham Business Centre providing business suites for a range of companies on flexible terms. Targeting small businesses, premises appear to be busy, well occupied so assume fit for purpose. Industrial area to the rear provides small portal framed shed which again have a good level of occupation and can be assumed to be fit for purpose.	Good	Located on Lenton Blvd close to Derby Road and Ilkeston Road so connection to the city centre are good. Public transport links are also available nearby. Good edge of town position.	Retain

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17	Salisbury St/Faraday Rd	Prob E5 but unallocated	N	1.9	General Ind	2 - Good	Positioned well close to outer ring road and city centre. Small scale scheme works well with minimal disruption to neighboring users.	Average	Low eaves portal framed buildings arranged in terraces to provide small workshop units. Local occupiers, high level of occupancy, assume fit for purpose.	Good	Located close to Reaston Road/Wollaton Road so connections are good. Scheme provides a cluster of units a short distance from resi uses, some new resi schemes nearby, nevertheless, small scale nature of the units seems to work well in this location.	Retain
18	Vernon Rd/Park Lane	Prob E5 but unallocated	N	5.6	General Ind	2 - Good	High occupation level, position good for labour from Bulwell. Position near outer ring road and on key bus routes reinforce attributes of this site.	Average	City Council owned units providing small starter units in amongst larger premises occupied by Regus Fabrics and Norris Painters. Brick built units with pitched roof, access door, small office content. Fit for purpose	Good	Located of Vernon Road/Highbury Vale, good proximity to labour and Nottingham's outer ring road.	Retain
19	North of Kelstern Cl off Nuthall Rd	Prob E5 but unallocated	N	0.7	Mixed - Mainly Gen. Ind	3 - Average	Units are occupied and provide facilities of a club/hobby nature. Service to the public. Buildings are well presented and are likely to be owner occupied if such businesses closed re-use of premises may prove difficult. Likely that some could be retained in commercial use, but release of the site over time to alternative uses is likely.	Good	Former PFS - now car valet station. Gymnasium, Martial Arts Studio, Childs Play Centre. Most have been refurbished and appear to be fit for purpose. Industrial storage buildings to the rear of the site are in poorer state of repair. These are in use and therefore seem to be fit for purpose.	Good	Positioned immediately off Nuthall Road, unrecognised as commercial area, however, commercial use appears to be sporadic amongst residential use.	Consider for release
20	Bagnall Rd/Mill St	Prob E5 but unallocated	N	1.5	General Ind	3 - Average	Despite it current success the area is predominantly residential and if an occupier were to leave re-letting may be difficult. Future uses may lie away from commercial.	Good	Jewson Builder Centre positioned adjacent to a retail outlet. Carpet Style also occupy part of the site with a modern portal framed warehouse.	Average	Tidy site providing modern accommodation for two operators. Positioned on the junction of Bagnall Road & Mill St, access to A66 of M1 and Notm's outer ring road is reasonably well accessible.	Consider for release
21	David Lane	Prob E5 but unallocated	N	0.6	General Ind	3 - Average	Office block forms large percentage of this site and it is not an office location so demand will be limited. With this in mind the site has development potential and with residential schemes nearby, maybe future use lies away from commercial.	Average	Occupied by Majestic Trophies, premises currently on the market with Sewills. Trinity Cal Rental have submitted a planning application upon the site for change of use. Building provides commercial workshop with office/showroom - quite small and tight on site, however is fit for purpose. 4 storey office building with parking (Vacant - job Centre Plus have lease upon premises), relatively poor quality offices, large for its location and maybe difficult to secure future occupier.	Average	Positioned close to Vernon Road which connects to Outer Ring Road. Residential use immediately South. Close to NET Terminal.	Consider for release
22	Vernon Rd/Bulwell Lane	Prob E5 but unallocated	N	1.1	General Ind	3 - Average	Russell Press Ltd occupy a good unit, however the environmental services occupier is not a good neighbor. The area is generally changing and has the profile to offer a reasonable site for residential use. Possible contamination on site.	Average	The site consists of a site for an Environmental Services provider, Russell Print Ltd occupy good quality portal framed unit. Both considered fit for purpose.	Average	Bulwell Lane is slightly tight for access, however, the area seems to perform well with a relatively low dense development. Residential uses are becoming more prominent along Vernon Road.	Consider for release
23	Vernon Rd/Southwark	Prob E5 but unallocated	N	1.1	General Ind	5 - Very Poor	The buildings are generally poor and fall short of occupier requirements. Position of site not ideal for commercial use. Domestic scheme may be better at this location. A development brief has been prepared for residential consent.	Poor	2 storey brick built commercial units of relatively poor quality, tight site with minimal circulation. Occupied by fabrication business, building fit for purpose but deteriorating.	Average	The area is generally mixed use, adjacent to Basford Library, the exact position of the site limits its commercial potential being positioned immediately upon a junction	Consider for release
24	Beaver & Tapley (appeal decision) etc	Prob E5 but unallocated	N	7.3	General Ind	3 - Average	Nearby sites have been converted to large scale resi development on Valley Road. The site albeit long and narrow could provide some B1 (light industrial) accommodation close to the outer ring road. General occupancy levels are good and area provides accommodation for local businesses.	Average	Selection of buildings of varying quality and condition incorporating the two Beaver & Tapley buildings providing workshop accommodation formerly used for furniture production. 1960s-70s built, reasonable yard space, but generally in a poor state of repair, refurbishment required. Other occupiers include Spreckley Ltd, Crown Paints etc.	Average	Positioned close to Hucknall Road which is close to Nottingham's Outer ring road (Valley Road). Residential dwellings nearby.	Retain
26	Bar Lane/Church St etc	Prob E5 but unallocated	N	10.7	General Ind	3 - Average	Potential use remains for industrial use as units provide cheap workshop premises. Student residential premises are within converted mill buildings nearby, which may suggest the location is changing. Land to west of Percy Street could be released for non commercial use, therefore retaining part.	Poor	Old converted period buildings providing basic storage and workshop premises.	Average	Edge of Nottingham location close to A6514, between outer ring road and M1, accessed via A610 or through Basford on North side of city.	Consider for release

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27	Vernon Rd Nottingham Rd / Valley Rd	Prob E5 but unallocated	N	0.7	Mixed - Mainly Gen. Ind	2 - Good	The site has good occupiers in relation to the PFS on the ring road and the car dealership. There is a short terrace of dwellings on the site but the existing users will not cause nuisance. Outer ring road connections are excellent.	Good	The mix of buildings upon this site are in a range of condition. The modern Variava site is purpose built and good quality, the former barbers is in reasonable repair, albeit vacant and in the market. The PFS site is purpose built. All fit for purpose	Good	Good profile site on the junction of the outer ring road and Notm Road. Access to Nottingham is direct.	Retain
28	Woodborough Rd/Woodthorpe Rd	Prob E5 but unallocated	N	0.5	Mixed - Mainly Gen. Ind	4 - Poor	Building is in use and is likely to continue in its use for congregational purposes. The site is positioned upon a busy junction and commercial traffic movements may be difficult certainly at peak times.	Poor	Church building currently in use	Average	Positioned at the junction of Woodborough Road and Woodthorpe Road which is a relatively busy due to the traffic lights on Porchester Road. The site has good profile due to its corner position. Public transport services are good as many routes run along Woodborough Road.	Consider for release
29	Newcastle T off Nuthall Rd	Prob E5 but unallocated Note: Site was 0.5 ha but we have now recorded area as zero because the site is no longer in in B space use.	N	0.0	Warehousing	4 - Poor	Now in retail use so unable to classify in B Classification study.	Good	Refurbished showroom premises providing roadside outlet for Halfords	Good	Roadside use provides good profile for this site. covenant such as Halfords suggest good site also. Busy arterial route. Unlikely to interest office or light industrial accommodation.	Release
30	Western Blvd / Radford Rd	Prob E5 but unallocated	N	1.3	General Ind	2 - Good	Potential for industrial or mixed use development is access can be improved onto Radford Road or form part of Gas works redevelopment.	Poor	Period workshop premises positioned close to the junction of Western Blvd and Radford Road. The site lack profile due to the roadway being higher going over the adjacent rail line.	Good	Immediately on the outer ring road so connections are good. Public transport is close by with the bus routes running regularly and the NET stop in Basford a short walk away. Adjacent to the Gasworks site which has mixed use potential	Retain
31	Radford Rd/Silverdale Rd	Prob E5 but unallocated	N	0.9	Office	5 - Very Poor	Nearby mill building has been released and refurbished for residential use and it is likely that this site may follow a similar route.	Average	Various period buildings which appear to provide office accommodation to various charitable foundations and a housing association. Part is on market To Let by Nottingham Prop Plus. Parking is lacking for office use.	Poor	An unlikely office location, demand for office accommodation of this inferior quality will be limited. New development may attract occupiers. Unlikely to be suitable for light industrial occupiers who will seek preferred sites.	Consider for release
32	Perry Rd/Westbury Rd/Lortas Rd/Malton Rd	Prob E5 but unallocated	N	4.7	General Ind	3 - Average	The key feature for this site is its proximity to the ring road and Notm Road. The area benefits from reasonable connections and commercial occupiers can operate from here	Average	Mix of brick and framed industrial buildings in differing states of repair. Generally occupation levels are good, premises lack profile and circulation or loading opportunities. Buildings on the whole are fit for purpose with some of the older premises having been refurbished	Average	The site is positioned close to Notm's outer ring road and Nottingham Road provides a direct route into the city. Residential use is prominent nearby, but generally unaffected by commercial use.	Retain
33	Radford Rd/North Gate	Prob E5 but unallocated	N	11.5	General Ind	2 - Good	Well recognised location on edge of Nottingham. Wide range of occupiers from local businesses to regional and some national operators. Reasonable quality buildings in side offering sufficient commercial infrastructure.	Average	Generally second hand buildings with relatively high occupation levels. Variety of size, height and condition, but generally fit for purpose within reason.	Good	Northgate has established itself as a fairly recognisable location for small industrial businesses in Nottingham. Close proximity to Western Boulevard (outer ring road) which in turn connects to arterial routes leading in and out of the city centre.	Retain
34	Mount St/Duke St	Prob E5 but unallocated	N	12.0	Mixed - Mainly Gen. Ind	2 - Good	Recognised and established industrial location in Nottingham. Provides second hand accommodation on relatively competitive terms in areas close to Nottingham with good exposure to labour supply.	Average	Mix of converted older buildings in amongst newer built units. Generally take up is good so buildings assumed fit for purpose	Average	Established as a commercial location on edge of Nottingham. Reasonable proximity to both Mansfield Road (A60) and Notm's outer ring road. Occupiers do target this part of Nottingham and it continues to be relatively successful.	Retain
35	Haydn Rd/Quorn Rd/Glamis Rd	Prob E5 but unallocated	N	2.4	Mixed - Mainly Gen. Ind	2 - Good	Renault, Nissan, Citroen, Land Rover dealerships are all located in this location, which is recognised as an established position for users of this type. Generally sui generis use and not a B classification. Printworks to the north can be retained.	Good	Car dealerships with some of the site sold to David Wilson Homes for residential use. Modern premises fit for purpose.	Good	This part of Haydn Road has become recognised as a motor dealership cluster	Consider for release

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36	Ellesmere Business Park off Haydn Rd & Trent Water	Prob E5 but unallocated	N	5.3	Mixed - Mainly Gen. Ind	2 - Good	The area retains commercial potential despite some resi development nearby by Miller Homes and David Wilson Homes. Good occupancy levels in the good quality buildings justify the location.	Average	Ellesmere Business Centre and Heritry Business Centre, provide a mix of modern business premises in the form of portal framed warehouse and workshop units, alongside converted older premises for workshops, training schools. High level of occupation suggests that even the older premises are fit for purpose. Modern premises certainly are. Severn Trent Depot in use, although they are considering relocation.	Good	Haydn Road has become part of Sherwood recognised for commerce. The area is generally mixed in use with office occupiers, depots and car dealership locating to the area. Some resi has been developed but it is relatively well accessible and attracts occupiers.	Retain
37	Wesley St off Mansfield Rd	Prob E5 but unallocated	N	0.5	Mixed - Mainly Warehousing	3 - Very Poor	The site lacks most of the required features for commercial use, it's position adjacent to residential and educational uses suggest domestic use may be most appropriate	Poor	Formerly Carrington Market Place. 2-3 storey brick built building. Industrial premises positioned to the rear, full site coverage. Falling into disrepair.	Poor	Site positioned amongst residential users and adjacent to a school. Circulation is limited and little profile offered to commercial occupiers	Release
38	South of Former Co-op Dairy, Beechdale Road	Prob E5 but unallocated	N	1.9	Mixed - Mainly Gen. Ind	3 - Average	Residential uses taking over in the area. Industrial uses provide bad neighbors to residential.	Average	Variety of buildings providing a mix of modern portal framed building and some second hand buildings for Builder's merchant, Rentokil, Sadler's Skip Hire, Dunn Line Coaches all in relatively modern premises, generally fit for purpose.	Average	Area of commercial use, adjacent site now under residential development, further residential buildings nearby, area is changing.	Consider for release
39	Chalfont Dr	Prob E5 but unallocated	N	13.7	Office	4 - Poor	Access through residential areas would make industrial uses unsuitable. Possible office location, due to position near ring road, however, better sites are available in and around the city.	Average	Former military premises, converted for office use by Central Govt Departments. Assumed fit for purpose due to full occupation, although mix of quality in the buildings make it difficult to confirm their suitability for general office use.	Average	Positioned in amongst residential dwellings and access routes pass by residential dwellings. Close to Notm's outer ring road.	Consider for release
40	Whitemoor Ct Ind Est	Prob E5 but unallocated	N	2.6	General Ind	2 - Good	City Council scheme providing good quality small units, which will continue to succeed in this location	Good	Scheme providing small industrial units. Well maintained by City Council and occupancy levels are high, therefore assume fit for purpose	Good	Location on Alfreton Road which connects City to J26 of M1. Immediate proximity to Notm Outer Ring Road.	Retain
41	Ascot Rd	Prob E5 but unallocated	N	2.5	General Ind	2 - Good	Speedo and Collins both suit the location and are likely to remain for the foreseeable future. Buildings remain fit for purpose.	Average	Buildings occupied by Speedo and Collins Cash & Carry. Both predominantly period buildings, however, appear to be fit for purpose.	Good	Located on edge of City's Inner and Outer Ring road, prominent corner location on arterial route. Established covenants.	Retain
42	Bobbers Mill/Alfreton Rd	Prob E5 but unallocated	N	4.2	General Ind	2 - Good	Site should be retained due to its connectivity but is desperate for redevelopment. Some land assembly issues may impact on the large scale success of the site and concerns will arise over flood risk and contamination	Poor	Buildings of low quality. Many in disrepair. Access is poor and generally the area is untidy. Many units unoccupied, barely fit for purpose.	Average	Site has good profile and access on to Alfreton Road, so connections to City, Outer Ring Road and M1 are very good.	Retain
43	Holland St	Prob E5 but unallocated	N	0.4	General Ind	3 - Very Poor	Limited access off a busy Radford Road. Old building that would prove very difficult to let or sell for future commercial use.	Poor	2 storey brick built property with high site coverage. In use but fall short of most occupier requirements	Poor	Positioned off Radford Road in an area of residential and retail use, the area is not well suited for commercial occupiers.	Consider for release
44	Siemens/Train Station Centre off Woodyard Ln	Prob E5 but unallocated	N	1.8	Office	4 - Poor	Whilst Siemens remain in occupation the site has commercial appeal. Should Siemens close or relocate the ability to re-let the accommodation is questionable. Upwards of 100,000 sq. ft. is available which is a significant amount of accommodation for this location.	Good	Former Powergen Training Centre converted to Call Centre	Average	Positioned in amongst traditional office space and buildings converted to office use. Unrecognised commercial location, surrounded by residential uses, access is limited for commercial vehicles and peak flow movements	Consider for release

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45	Radford Bridge Rd, off Wollaton Rd	Prob E5 but unallocated	N	0.4	General Ind	2 - Good	Sound scheme, offering good quality workshop space on the edge of Nottingham's Ring Road.	Good	2 blocks of workshop premises with ancillary parking. Brick built elevations with profile cladding from eaves - fit for purpose	Average	Positioned immediately on the ring road which provides excellent accessibility. The site is positioned close to residential uses, however, the scheme is of a scale where nuisance will be minimal.	Retain
46	Carterbury Rd, off Wollaton Rd	Prob E5 but unallocated	N	1.9	General Ind	4 - Poor	Likely to prove difficult to attract future occupiers to the location, especially as Chetles Ind Est nearby has now gone. Area is changing and uses other than commercial may be better suited.		Premises comprise a builders merchant yard, nationwide Power Access. Generally 20 - 30 years old with brick elevations and slate roofs. Office building known as Charnel House provides average quality office building - occupied so assume fit for purpose. Paragon Laundry are in occupation of 50 years old industrial building incorporating Northlights, provides cheap budget accommodation.	Average	The access is poor but the overall location is close to the outer ring road which ensures good connections. Wollaton Road connects to Ilkeston Road which is an arterial route in and out of Nottm. Public transport regular passes by on Wollaton Road. Positioned immediately opposite residential uses and the location lacks profile.	Consider for release
47	Midland Ct/New Rd	Prob E5 but unallocated	N	0.8	General Ind	3 - Average	Like many other city council schemes, they are well occupied and offer a good supply of small start up units.	Average	Small portal framed units known as Midland Way, City Council ownership and seem to be well occupied. Fit for purpose.	Average	Close to Nottingham's outer ring road and inner road. Access to the city centre quite good and public transport services are frequent to nearby stops.	Retain
48	Deakins/St Peters St	Prob E5 but unallocated	N	2.1	General Ind	3 - Average	Small units offering reasonable quality accommodation on the edge of Nottingham	Average	2 units with shared yard, offer reasonable quality accommodation with loading doors and service yard. Further terrace of units providing modern portal framed units with share yard and frontage onto St Peter's Road. All occupied so assume fit for purpose. Wilbond have 4 units on Deakins Place which are refurbished and fit for purpose.	Average	Access is the biggest problem facing this site. Connecting routes are narrow and can be congested. Close to a school and near to halls of residence, but small scale commercial use (as existing) is unlikely to cause nuisance	Retain
49	Hartley Rd/St Peters St	Prob E5 but unallocated	N	0.8	Mixed - Mainly Gen. Ind	3 - Average	Despite its reasonable location, the buildings offer limited future in current condition. Residential schemes are changing the face of the area.	Average	Generally brick built industrial buildings with shared access and rear aspect service yards. A row of dwellings provide site profile. Rear premises are of poor quality, in excess of 30 years old and showing signs of disrepair. Preventative maintenance required, possible redevelopment in future as buildings wear out. In use so assume fit for purpose, however, occupiers of a nature that smart modern premises are not required.	Average	Positioned in-between Ilkeston Road and Alfreton Road, therefore connections around the city are good as it exposure to public transport routes. Commercial use is sporadic in this area.	Consider for release
50	Radford Blvd/Prospect St	Prob E5 but unallocated	N	5.6	Mixed - Mainly Gen. Ind	5 - Very Poor	Buildings relatively unattractive and unpractical. Inclusion of rest element and Car Home suggest commercial users may not be best suited to this location. Better alternative sites are available.	Poor	Comprises a terrace of dwellings known as Rose Hill Cottages, a derelict 3 storey mill building (former Maytex Clothing), Tile Giant, Phassant Inn PH, Radford Care Group. Mixed quality of buildings with limited use in commercial sectors.	Poor	Narrow access route, adjacent to Castle Retail Park, however, in amongst a more prominent resi use. Demand for this location likely to be limited.	Consider for release
51	Radford Blvd/Alfreton Rd	Prob E5 but unallocated	N	2.2	Office	3 - Average	Buildings all appear to be in good condition with a high level of occupation. The location is accessible, therefore continued use in commerce is promising.	Good	Purpose built office premises for Natwest, on the market To Let but assume fit for purpose. Refurbished mill property comprising Player Court which provides reasonable office accommodation - fit for purpose. City Council industrial area (Hartley Court) providing small industrial units - good occupation level - fit for purpose. Castle Cavendish House, office building which appears to have been refurbished, fit for purpose.	Average	The site is positioned in-between Radford Blvd and Alfreton Road. Access in and out of Nottingham is good, as is the exposure to public transport routes to enhance labour opportunities.	Retain
52	Denman/Grant	Prob E5 but unallocated	N	0.7	Mixed - Mainly Gen. Ind	5 - Very Poor	Site in amongst resi uses. Depressed part of Nottingham, very little attraction to commercial occupiers. Future of the site is likely to be dictated by the Forest Mill.	Average	Two storey office with workshop premises to the rear, occupied by CARR Ltd. Overall site is partially occupied, but all is on the market. Condition of premises appears OK, however, layout and lack of circulation is major detracting factor. Fit for purpose but although letting is proving difficult.	Poor	Site is positioned close to Ilkeston Road, however, the immediate road network is very poor and unsuitable for commercial users. Depressed part of Nottingham with little commercial attraction.	Consider for release
53	Bloomsgrove Ind Est, off Ilkeston Rd	Prob E5 but unallocated	N	4.6	General Ind	3 - Average	The site has performed well in recent years. The units remain fit for purpose and occupancy level is high. Good edge of town position.	Average	Terraces of light industrial premises let to secondary occupiers. Buildings generally fit for purpose, however loading yards and car parking is undersupplied.	Good	Immediate access onto Ilkeston Road which is a main arterial route in and out of Nottingham. This provides good exposure to public transport routes also.	Retain
54	Sherwood Business Centre	Prob E5 but unallocated	N	3.5	Office	3 - Average	Site offering good profile, in position close to Mansfield Road. Buildings of reasonable quality and serviced office centre has established itself as a successful scheme	Average	Mansfield Road Baptist Church, Hotel/Restaurant, serviced office centre (Jarodale House). All in use, and fit for purpose.	Good	Frontage onto Gregory Blvd and Sherwood Rise. Edge of town position, close to dense residential area of Forest Fields.	Retain
55	Alfred St/Kilburn St	Prob E5 but unallocated	N	0.9	Mixed - Mainly Gen. Ind	5 - Very Poor	On the fringe of the city this site may be best put to an alternative use. Unlikely to attract B use class occupiers. Low quality space that will only deteriorate.	Poor	Mix of storage units, workshops, small office premises and showroom space. Buildings in varying states of repair, some fit for purpose others this is in doubt.	Poor	Site offers good profile onto Huntingdon St, however, circulation is very tight and the site has little to offer commercially.	Release

Site Information					Market Appeal		Market Appeal Criteria			Recommendation		
Ref. No	Name	Status	Adopted Local Plan	Size (ha)	Market Sector	Score	Score Comments	Buildings	Buildings Comments	Site	Site Comments	Recommendation
56	Carlton Rd/Stonebridge Rd	Prob E5 but unallocated	N	5.3	General Ind	3 - Average	When viewed in the wider context the Stonebridge Farm proposals are likely to impact on the future of this site.	Average	Mix of small industrial estates including Robin Hood and a City Council estate, as well as some old converted mill buildings.	Average	Very close to City Centre, positioned on arterial route out of Nottingham.	Consider for release
57	Thornfield E off Carlton Rd	Prob E5 but unallocated	N	2.6	Mixed - Mainly Gen. Ind	3 - Average	Generally buildings appear sound. The mill buildings may require refurbishment or even consider their release but the remaining units provide good edge of town commercial accommodation.	Average	Mix of period mill premises and 1960s and 1970s industrial units. High levels of occupation so generally fit for purpose.	Average	Positioned on Carlton Road which is a busy arterial route feeding Nottingham. Area fairly established for commercial uses, Barrowcliffes Grocery key occupier.	Retain
58	Cussons etc	Prob E5 but unallocated	N	5.2	General Ind	5 - Very Poor	Understood to have been purchased by Barratts for housing. Could be redeveloped for light industrial uses, however, other superior sites remain available. Contamination and flood risk issues to be overcome.	Poor	Purpose built premises for Cussons premises. Majority old and refurbished with ongoing maintenance issues.	Average	Close to Nottingham's Outer Ring Road and NET Terminal. Contamination likely to be a major factor in its future development.	Consider for release
59	Gauntley St	Prob E5 but unallocated	N	0.5	Office	4 - Poor	Buildings are occupied and remain fit for purpose so retain. As they fall into disrepair consideration may be needed to release the site. Dependent upon future use of Cussons site.	Average	Purpose built office building occupied, site also includes small workshops which are relatively poor and Notts Police Car Park. Phone antennae also on site. Generally fit for purpose.	Average	Positioned close to Radford Road and Nottingham's Outer Ring Road. The location is good.	Consider for release
60	Jubilee Campus	CE8	Y	34.5	Office	2 - Good	Although a good location already allocated as Higher Educ, also Contamination, flood issues and land assembly issues mean there are deliverability issues. Only likely to have a small amount of B space, consider for release and potentially reassess in the future based around a revised B use class plot size.	Good	Modern purpose built buildings for Nottingham University providing accommodation for resi and educational uses. Incorporates former warehouse and works buildings which have been redeveloped to make way for modern units.	Good	Large campus scheme positioned in-between Ilkeston Road and Derby Road. Good access both to Nottingham and the outer ring road. Convenient location for the University.	Consider for release
61	Hucknall Rd/Hucknall Lane	Prob E5 but unallocated	N	0.8	General Ind	2 - Good	Well accessible site with prominent position. Arterial routes links to Nottingham and J27 of M1, NET link provides good city connections via public transport.	Good	Small modern units of portal frame construction providing terraces of good quality space. Former PFS (vacant) also within site area.	Good	Convenient position on the junction of Hucknall Lane and Hucknall Road. Good accessibility. Adjacent to some retail warehouses. NET Terminus within 5 minutes walk.	Retain
62	Calverton Drive	Prob E5 but unallocated	N	0.5	General Ind	3 - Average	Units are of reasonable quality and many appear to be let and occupied by businesses or for lock up purposes. Road connections are appropriate for small scale operators.	Good	City Council owned site comprises terraced unit of brick built elevations and profile clad roofing. Reasonable quality and fit for purpose.	Average	Small commercial site in amongst predominantly residential area. Access to J26 is reasonable and similarly connections to Cinderhill Island are adequate, albeit through residential areas.	Retain
63	Perry Road	Prob E5 but unallocated	N	0.5	Mixed - Mainly Gen. Ind	5 - Very Poor	Unlikely to be an attractive site or commerce, possible opportunity for cheap housing, although outlook onto HMP is not attractive.	Poor	Brick built single storey building occupied by Orchard and Key Change, properties relatively poor and only just fit for purpose. Would be difficult to let in this condition is vacated.	Poor	Perry Road is predominantly a residential area with the exception of the prison. The site is quite difficult as it is a poor commercial site and residential values are likely to be affected by the proximity of the prison.	Consider for release
64	Sherwood Rise	Prob E5 but unallocated	N	1.9	Office	2 - Good	All buildings in use, generally the area is mixed but commercial occupiers recognise this as an accessible location.	Average	Vacant PFS, motor repair unit, church building, part of Clarendon Park, Community Centre, office buildings (modern) Fit for purpose and in use, scope to develop on PFS site.	Good	Sherwood Rise is a busy route and the site offers good profile. Edge of town offices have been in this location for a long time and the development of Clarendon Park confirms the success at this location.	Retain
65	Beechdale Road	Prob E5 but unallocated	N	0.4	General Ind	4 - Poor	Unit stands alone for commercial use, demand will be limited as occupiers may need to consider neighboring uses	Average	Portal Framed Building occupied by Giacome Motor Engineering. Small yard to front.	Average	Positioned in area of various uses, Bowls Club, former PFS, public house etc. Opposite Trinity School.	Consider for release
66	Gregory Bld	Prob E5 but unallocated	N	0.6	Office	2 - Good	Despite being located within a predominantly residential area the buildings have secured occupiers and the location is generally well accessible.	Average	Refurbished period property providing service offices with parking. Purpose built office building occupied by Tenon	Good	Premises provide useful source of flexible office accommodation on the edge of Notm. Occupational rates increasing in serviced office centre suggest location is well perceived.	Retain
67	Leen Gate	Prob E5 but unallocated	N	1.1	Office	3 - Average	Good quality premises providing ancillary accommodation associated with the hospital. Potential to attract non-related occupiers due to quality of accommodation and location close to outer ring road.	Good	Modern purpose built office premises used by NHS with ancillary parking. In good condition and fit for purpose.	Good	Use associated with neighboring hospital so location well suited. Public transport links are good onto Abbey Road.	Retain
68	Fairham House	Prob E5 but unallocated	N	2.1	Office	4 - Poor	Whilst Logica remain in occupation the future use in commerce will be sustained, if they were to vacate, the future letability of the site would remain questionable. At the moment Clifton is not a desired location for major commercial development - but this may change in light of the Nottingham Growth Point and should be considered before releasing the site.	Good	Quality purpose built office accommodation with ancillary parking, now occupied by Logica. In use and fit for purpose.	Average	Clifton is not a recognised office location. Site is surrounded by residential uses on all sides. Isolated commercial site.	Consider for release
69	Lanthwaite Road	Prob E5 but unallocated	N	0.7	General Ind	3 - Average	Clifton Cornerstone has improved this area to a key community facility, industrial opportunities are limited in Clifton and despite its tight access a supply of cheap industrial accommodation is useful to the area.	Average	Low eaves industrial workshop premises. All occupied and therefore assumed fit for purpose for existing occupiers.	Average	Premises provide suitable accommodation for the existing occupiers, future occupational needs may not be met. Access onto Lanthwaite Road is quite tight with residential uses nearby. The site is adjacent to the Clifton Cornerstone LIFT development.	Retain
E13	ng2 - Former RQF site	Allocated as a Strategic High Quality Employment Site	Y	3.5	Office	1 - Very Good	Excellent location providing ideal edge of town position for self contained office premises. Since obtaining outline consent the developer has announced a change in strategy and now expects the site to be wholly developed for office use.	Good	Good quality new build	Good	Excellent position on key arterial route connecting into Nottingham from outer ring road and J24 of M1	Retain

Note: The views expressed are those of Lambert Smith Hampton and not necessarily the client team. Sites were surveyed in Autumn 2006.