

Ashfield (Hucknall) - Development Sites

Site Information									Availability		Market Appeal		Market Appeal Criteria									
Ref No	Sub-Ref	Name	Adopted Local Plan	Size - ha	Existing area or Development site	Site Status	Market sector	Planning status	Available	Comment	Score	Overall market appeal comment	Internal Environment Score	Internal Environment Comment	External Environment Score	External Environment Comment	Accessibility by road Score	Accessibility by road comment	Accessibility by public transport score	Accessibility by public transport comment	Local Market Conditions Score	Local Market Conditions Comment
EM1 Ha	Plan C - H15	Rolls Royce Watnall Road - Allocation	Y	13.0	Development Site	Vacant site - brownfield	General Ind.	Allocation	Available	The sites are available for commercial use, however, it is natural expansion land for Rolls Royce. Unlikely that Rolls Royce will expand from this location.	3 - Average	The site to the rear could be absorbed into the Blenheim extension, the site to the front will probably be dependent upon the future of Rolls Royce. More residential development seems to be ongoing in the Watnall area and demand for commercial premises is likely to be for small scale light industrial units.	2	The site is essentially split with two plots within this allocation. The plot nearest Watnall Road is flat and regular in shape. The site could easily be serviced for utilities from the existing site and Watnall Road assuming the capacity is there. The second site is positioned to the rear and links through to the rear of the Blenheim Ind Est in Bulwell. This too is large and regular in its shape to provide good commercial land. The extension of the Blenheim Ind Est may unlock this land from the South.	3	Both sites are within the Rolls Royce complex. The site nearest to Watnall Road is close to some resi dwellings, adjacent more open space to the SW and provides the south-west boundary for the Rolls Royce site. The larger plot to the rear of the site is adjacent to the proposed extension of the Blenheim Ind Est which is now coming on line.	2	Watnall Road A6009 links to A600 and the Nuthall Island (A610) within approximately 5km. The A611 to the North is approximately 2km away adjoining the Hucknall by-pass. Watnall Road itself is quite narrow in parts and a number of junctions are positioned between the site location and J26 of M1 which congest in peak times.	3	Bus stops do exist along Watnall Road with services linking to Mansfield, Eastwood and Nottingham	3	The local commercial market is concentrated further along Watnall Road on Daniels Way. Many occupiers looking at the area will locate to Blenheim Ind Est as it is nearer to M1. Rents will be cheaper on Watnall Lane as opposed to Blenheim due to the accessibility situation. Demand is generally limited in this location, successful schemes have been small scale.
EM1 Hb	Plan D - H11	Watnall Road - Allocation	Y	0.8	Development Site	Currently in use	Mixed - Mainly Gen. Ind.	Allocation	Constrained	Constrained as Briton Fabrication Ltd will have access right through any development and they currently use the site for overspill storage. Right of way across site will impact on development.	2 - Good	Limited potential for inclusion of small, self contained, predominantly freehold office buildings on a proportion of the site. Small terrace of B1 light industrial units likely to be successful.	2	Good, flat regular shaped site.	2	Adjacent Christopher Court industrial scheme and plot H5 which is also allocated within Local Plan. Some dwellings nearby but light industrial use is unlikely to impact.	2	Very close proximity to A611 Hucknall Bypass, duelled link to J27 of M1.	2	Regular routes run along Watnall Road, into Hucknall, Eastwood and Nottingham	2	Local schemes nearby have been successful, generally attracting local businesses. This small site is likely to be of interest to many developers due to its lot size.
EM1 Hc	Plan D - H5	Former Hucknall Colliery - Allocation	Y	3.0	Development Site	Vacant site - greenfield	General Ind.	Allocation	Available	The site is not currently being marketed, however, we are not aware of any restrictions or options upon the site.	2 - Good	Possible extension of the existing Hucknall Business Park, albeit phased introduction would be most successful. Light industrial and small scale distribution likely to receive good demand. Offices limited as likely to be mixed in with industrial users.	4	The site sweeps around the Aerial Way Development (Hucknall Business Park) as a result the overall shape is irregular, and more significantly land levels change throughout the site.	2	Adjacent to Hucknall Business Park, Doff Ltd and plot H11 (allocated site). Established commercial location favouring light industrial and small scale distribution.	2	Very close proximity to A611 Hucknall Bypass, duelled link to J27 of M1.	2	regular routes run along Watnall Road, into Hucknall, Eastwood and Nottingham	2	Local schemes nearby have been successful. Supply and demand has been good
EM1 Hd	Plan D - H9	North A611/Watnall Road - Allocation	Y	0.6	Development Site	Currently in use	Office	Allocation	Constrained	Currently used by Hucknall Town Football Club for parking and training facility. Constrained by its shape and immediate frontage onto the A611.	2 - Good	Totally dependent on the future of the football club staying in this location.	4	Narrow strip-like site that would make development difficult.	3	Positioned on the A611 roundabout offers good profile, however, access issues need to be overcome.	2	Position offers high profile but immediate access to the site may be problematic	3	Regular routes run along Watnall Road and the Hucknall Bypass, into Hucknall, Eastwood, Mansfield and Nottingham	3	The future of the football club will be the deciding factor for the success of this site. Whilst the football club remain at this site, development is unlikely. Should they move and a residential scheme is developed, then a form of commerce may be built in association to that. Redevelopment could resolve any access issues and roadside users may attract to the site.
EM1 He	Plan E - H16	Butlers Hill - Allocation	Y	3.2	Development Site	Vacant site - brownfield	General Ind.	Allocation	Available	As yet to be marketed, site reclamation works underway to provide a secured site. On site works taking place to provide development platform.	3 - Average	Historically Wigwam Lane has been known for cheaper, older premises, however, the new development adjacent to this site has improved the stock in the area. A light industrial or general industrial scheme is likely to be a success in the area, however, light industrial units would need to be small and probably available to buy. Offices would struggle in this location.	3	large regular shaped site currently undergoing over-site works to provide a development platform. Assumed un-serviced at present.	3	Positioned at the end of Wigwam Lane Industrial Area in Hucknall. In-between two rail lines, with some resi on the west side. Single road connection from the North of the site adjacent to the existing Household Waste Centre.	3	New road infrastructure has improved the movement of traffic around Hucknall, close to the site. Wigwam Lane is restricted with speed retarding measures near to the residential element at the Northern end. The site is positioned at the very bottom of Wigwam Lane.	3	Nothing to the site itself. Wigwam Lane is close to bus routes, Hucknall Train Station is in close proximity to Wigwam Lane. The NET terminal is positioned a short walk from the site.	3	Development at the bottom of Wigwam Lane has proved relatively successful, however, one entrepreneur has located near to this location where new units have been built. The remainder of Wigwam Lane is very poor quality premises providing old buildings.
EM1 Hg	Plan F - H2	Wigwam Lane Industrial Estate - Allocation	Y	1.0	Development Site	Vacant site - greenfield	General Ind.	Allocation	Available	The site is not currently being marketed, however, we are not aware of any restrictions or options upon the site. Assume un-serviced albeit they will be available nearby.	3 - Average	When considering the adjacent occupiers the most suitable use is industrial. A new access route would be needed west of the existing access. Small units could replace the older units in the local proximity where tenants are established in the area.	4	Triangular shaped unprepared site, currently overgrown with vegetation, difficult to assess land levels.	4	In amongst poor quality industrial premises, and butts up to railway line to the West with residential uses on opposite side of rail line. Adjacent occupier is Hanson aggregates positioned immediately at the access point	2	The immediate access is poor, it is very tight and narrow. The position of the railway line means access is only available from one direction.	3	Nothing to the site itself. Wigwam Lane is close to bus routes, Hucknall Train Station is in close proximity to Wigwam Lane. The NET terminal is positioned a short walk from the site.	4	The immediate surrounding buildings are poor and as a result portray a poor image of the location. The access is limited and both would need to be improved for the site to be successful.
EM1 Hh	Plan F - H7	Amber Bus Park Mixed Use - Allocation	Y	1.1	Development Site	Vacant site - brownfield		Allocation	Available	The site is currently being marketed by LSH. Services will be available from nearby road system	2 - Good	The site is a good site, but an industrial use is unlikely due to the new resi schemes and offices demand is limited in the area. Given the retail presence and the emerging residential use, an extension of the retail side of trade counters etc may prove successful. The NET allows accessibility from other parts of Nottingham	2	Partially prepared site, generally regular in shape.	3	New resi schemes are appearing nearby through Persimmon and David Wilson. Retail schemes include Tesco and Aldi and the NET terminal is adjacent to the site.	2	The site benefits from immediate road frontage and good profile. Access is easier following the recent road improvements to Hucknall Town Centre	1	Positioned immediately adjacent to NET terminal, bus routes connect close by to Mansfield and Nottingham, Hucknall Train station is a short walk away	2	A lot of activity in the area has improved this location. New houses and new retail schemes and the NET terminal have given the site a better profile. Industrial uses are likely to go to Wigwam Lane, office demand in Hucknall is limited.
EM1 Hj	Plan G - H1	North A611/Annesley Road Allocation	Y	2.3	Development Site	Vacant site - greenfield	Mixed - Mainly Office	Allocation	Available	The site was previously marketed by Innes England, however, to the best of our knowledge the site remains available. A public footpath will need to be re-routed.	2 - Good	Reasonable potential for inclusion of small to medium sized, self contained, freehold/leasehold office buildings on a proportion of the site. The location and access is good and therefore warehouse and light industrial may prove successful.	2	Large site with development potential, relatively flat site with road hammerhead already in place.	2	Good profile site on the A611, access is controlled via a roundabout, some resi use nearby but unlikely to be affected. Ambulance Station would share access.	1	Positioned on roundabout of A611, secondary roundabout provides access. Duelled to J27 of M1	2	Many routes use the immediate roads around so the location is relatively well served for public transport.	2	Sherwood Park is now full and demand for the M1 corridor remains buoyant, proximity to the edge of Hucknall exposes a labour force and therefore demand for office and light industrial or warehouse is likely to prove successful
EM1 Ra	Plan B - H14	Blenheim Lane Ind Estate - Allocation	Y	13.6	Development Site	Vacant site - greenfield	Mixed - Mainly Warehousing	Allocation	Available	Site is currently under development by Wilson Bowden and being marketed through FHP	2 - Good	Generally regarded as an industrial site the proposals for a small scheme and the 80,000 sq.ft pre-let to Health Store will ensure early success on the site.	2	The large site has been prepared for development with ground works complete and infrastructure on going for the entire site. A Phase 1 scheme is underway and the site can provide all services	2	Extension to one of Nottingham's most successful and established industrial estates. Neighbours will be commercial occupiers	1	Close proximity to J26 M1. A600 links to A610 and Nottingham	2	Regular services connect to the edge of Blenheim along Sellars Wood Road. Further transport links may improve as the site take up increases	1	Established industrial estate with historically good demand. Some units available but these tend to secure tenants/purchasers within anticipated marketing time frame.
EM1 Na	Plan A - 12	Land at Bestwood Road		0.5	Development Site	Vacant site - greenfield		Full PP	Available	The site was not possible to access therefore we have assumed it is available.	4 - Poor	The area is poor and the site lacks profile. The access is limited unlikely to suit modern occupier requirements.	3	The site has been scored as an average as we were unable to access the site	4	Positioned behind the Bestwood Centre, adjacent to a dismantled railway	3	Access is provided off Bestwood Road which links to A611 approximately 1km. Access is on a corner and Bestwood Road contains speed retarding measures	2	Bus routes run regularly along Bestwood Road, mainly connecting to Nottingham.	4	Location is likely to be limited in demand for accommodation in all commercial fields. Nearby centres such as Hucknall and Bulwell have absorbed the majority of commercial occupiers considering this area.

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

Ashfield (Hucknall) - Existing Areas

Site Information						Market Appeal		Market Appeal Criteria			
Ref_No	Name	Site Status	Market Sector	Planning status	Size - ha	Score	Score Comments	Buildings	Buildings Comments	Site	Site Comments
EM1 Hf	Bakers Brook Ind Estate - Allocation	Currently in use	General Ind.		3.5	2 - Good	Provides useful cheap, second hand accommodation. Ultimately redevelopment will be inevitable, but with industrial development taking place at Bunker Hill resulting in more traffic, commercial should remain in this part of Hucknall	Poor	Some buildings provide reasonable quality accommodation, however, the majority are poor and require remedial repair. These do however provide a cheaper alternative to modern premises and as such suit certain businesses.	Average	Established industrial area, generally away from resi use. New road changes have helped with traffic flow. Investment at Bunker Hill will help to raise the profile of this area
	Benneworth Road Ind Est	Currently in use	General Ind.	Full PP	2.2	2 - Good	Sound small industrial area very close to arterial connections.	Good	Mix of relatively modern steel portal framed buildings providing good quality accommodation.	Good	Positioned immediately off the Hucknall Bypass (A611) which provides easy access to Nottingham and M1 J27.
	Central Garage Site, Papplewick Lane	Currently in use	General Ind.	Full PP	0.48	3 - Average	Commercial development concentrates on Wigwam Lane, this area albeit close to the junction could accommodate a small light industrial scheme, however, the vicinity is changing with residential use becoming more prominent.	Good	Showroom premises with first floor offices with additional stand alone workshop. Former car dealership premises. Only showroom currently in use. Large yard area.	Average	Close to junction of Papplewick Lane and Wigwam Lane on East edge of Hucknall, moving towards predominantly residential areas.
	Wigwam Lane	Currently in use	General Ind.	Full PP	0.38	2 - Good	Quality of buildings are good and position is reasonably accessible. Light industrial uses can operate here comfortably.	Good	Two semi-detached industrial units managed by Notts County Council. Relatively modern premises with large yard and parking area. Fit for purpose	Good	Within the established industrial area of Hucknall. Opposite Golf Course. Some residential use nearby.
	Factories off Bolsover St/Liingfors St/Portland St	Currently in use	Warehousing	Full PP	3.47	5 - Very Poor	Buildings will become harder to let. The area is improving with the new Tesco and new housing, The limited access to this site impedes its potential for a future employment site.	Poor	Low eaves old factory premises used for sale and storage (factory shops etc) There is very little circulation space between units. A 20,000 sq.ft. factory remains vacant and on the market. Proving difficult to let.	Poor	Congested location with narrow streets and one way traffic, in amongst residential uses. Generally unsuitable for commercial traffic
	Factory, Occupation Road	Currently in use	General Ind.	Full PP	0.5	5 - Very Poor	Whilst the buildings remain occupied and fit for purpose the site has many limiting factors imposed due to the nearby residential use. Likely to prove difficult to attract future occupiers to the location.	Average	2 storey office building with rear low eaves workshop/storage area and self contained yard. Occupied by Standard Motor Products. Occupied so assumed fit for purpose.	Poor	Access is limited through residential areas which is prominent in the location.
	TAG Building, Watnall Road	Currently in use	General Ind.	Full PP	0.44	4 - Poor	Buildings are poor and location fronts a busy road and junction unlikely to be attractive to commercial occupiers.	Poor	Currently occupied by Handipack and Pheonix Signs Ltd. Period workshop premises of brick built construction with low eaves and asbestos covered roof. Yard space to the rear. Assumed fit for purpose as occupied albeit overall quality of unit is poor.	Average	Reasonable position onto Watnall Lane, adjacent Public House and 24hr chemist. Prominent resi use in the area. Close to crossroad junction.

Ashfield (Hucknall) - Existing Areas

Site Information						Market Appeal		Market Appeal Criteria			
Ref_No	Name	Site Status	Market Sector	Planning status	Size - ha	Score	Score Comments	Buildings	Buildings Comments	Site	Site Comments
	FJ Bankin & Son (King Edward St)	Currently in use	General Ind.	Full PP	0.57	5 - Very Poor	Planning application submitted 2006/0715 for residential development, Future use in industry is limited with letting or sale to employment use operators very difficult.	Poor	Low eaves factory premises upon self contained yard area. Occupied so assumed fit for purpose.	Poor	Location is in amongst residential use on all sides, roads form part of a one-way street. On street parking limits manouvreability for large vehicles of a commercial nature. Care home facility positioned towards one end of the site.
	Beardall St/Watnall Road	Currently in use	General Ind.	Full PP	0.76	5 - Very Poor	Nearby residential use and poor road infrastructure in the immediate proximity suggest this site should be released from employment use.	Average	Brick built workshop premises with ancilliary offices. Limited yard and circualtion space on site	Poor	Access is through a predominantly residential area with one way street traffic limitations. Poor location for commercial operations
EM1 Hi	Former Linby Colliery - Allocation	Full Developed	General Ind.		0.9	2 - Good	A successful industrial area which provides a good range and variety of unit for all B use classes. Accessibility to J27 is relatively good.	Good	The site has been redeveloped for industrial uses and generally occupied. With modern light industrial units and hybrid (B1) units	Good	Road connections are generally good. The site has good access to Hucknall Bypass and A611 leading to J27 M1.
EM1 Hk	Daniels Way/Watnall Road - Allocation		Mixed - Mainly Gen. Ind.		1.4	2 - Good	Limited potential for inclusion of small, self contained, predominantly freehold office buildings on a proportion of the site. Light industrial or trade counter users would be attracted to the site.	Average		Good	Very close proximity to A611 Hucknall Bypass, dualled link to J27 of M1.

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