

Erewash Sites - Development Sites

Site Information							Availability		Market Appeal		Market Appeal Criteria									
Ref_No	Sub-Ref	Name	Size - ha	Site Status	Market sector	Comment	Availability	Availability 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
E1*	449822 / 332741	Railway Land at Meadow Lane - Long Eaton	3.70	Vacant site - Brownfield	General Ind.	Long-standing designated employment site in a wider industrial setting - infrastructure problems cited as a reason for non-development	Available	Site is vacant and available for development	3 - Average	Slightly tucked away site. Position between rail lines is cause for concern for potential occupiers. Access limitations.	3	Slightly irregular shaped site providing relatively flat land for development.	3	In-between rail lines in amongst commercial part of Long Eaton.	3	Accessed from Meadow Lane, which links Long Eaton town Centre and onto Fields Farm Road. Sufficient for commercial occupiers.	4	The immediate vicinity is not served by Public transport, however, facilities are available nearby	4	Very little activity changing the area, commercial uses prominent in the area
E6	449346 / 334037	Former Gas Depot and Adjacent Land - Nottingham Road	2.90	Vacant site - brownfield	Mixed - Mainly Gen. Ind.	Derelict brownfield site on the periphery of Long Eaton Town Centre	Available	The site is open land with a small percentage occupied to the rear and appears to be fit for development. Services should be available nearby from Nottm Road. However, physical barriers remain in place that will be an issue to developers.	2 - Good	Good site for light industrial development.	2	Irregular shape site, although large enough to provide good development opportunity.	3	Good profile onto Nottingham Road, no immediate occupiers to whom nuisance could occur.	2	Immediate access onto A6002 Nottingham to Long Eaton Road.	2	Bus routes regular service the area on Nottm Road	2	Some new residential development nearby and TESCO superstore provide latest activity in the area
E7	449063 / 334278	Railway Land at Worrall Avenue - Long Eaton	1.04	Vacant site - brownfield	General Ind.	Former Railway line and embankment, some areas have blended back into the natural landscape	Available	The site is vacant and assumed available. Potential is to enhance its availability with some development on adjacent sites.	4 - Poor	Site lacks profile and has major access problems.	4	Poor shaped, narrow strip site	5	Predominantly residential use nearby and adjacent railway sidings.	5	Narrow residential streets lead to site.	3	Bus routes do connect to nearby roads but not immediately to front of the building.	5	Very limited activity given the poor location
E8	449317 / 334260	Railway Land at Mayfield Grove - Long Eaton	5.32	Vacant site - Greenfield	Mixed - Mainly Gen. Ind.	Former Railway line and embankment passes through the site, much of the land is green in nature and would constitute a Greenfield site	Available	The site is vacant therefore we assume this is available. But at present is not being marketed. Unsure about current availability of services	4 - Poor	The access to this site makes it a problem for future commercial use. The site should be released from allocation.	3	Flat site in a shape that could be developed. Currently overgrown.	5	Positioned adjacent to residential use and playing fields. Access is via Mayfield Grove and due to the position of nearby rail lines and a waterway to the north, access is very limited.	5	Very poor access through residential area. Problems surrounding the nearby rail line and waterway will make alternative access problematic.	2	Public transport route along Nottingham Road are very good linking to Nottingham on a regular service. Long Eaton Rail station provides regular services to Nottingham and Derby albeit the station is on the opposite side of the town.	3	Long Eaton has a reasonable commercial market, the established areas around Acton Road have performed well providing a variety of quality and size of units. Demand for Long Eaton is generally good as from the location both Derby and Nottingham are within easy reach
E9	447786 / 339706	Land to the North of Hallam Field Roads - Ilkeston	0.9	Vacant site - brownfield	General Ind.	A mixture of cleared land and also surfaced (hardstanding) land used for storage purposes - site located within a wider industrial environment	Available	Site is vacant albeit some casual storage users.	2 - Good	The site is on an industrial estate, however, amongst poor quality businesses. Surrounded by commercial uses its only future use could be to form part of the estate.	4	At first glance the site appears to be dirty, it is irregular in shape also.	2	Surrounded by commercial uses, the buildings are generally poor and the businesses small.	4	Road network is limited in the area	3	Public transport routes are available within a short walking distance.	3	Area fully occupied but this part of the estate is relatively poor.
E13	445510 / 342273	Land off Manners Avenue - Ilkeston	0.7	Vacant site - brownfield	General Ind.	Vacant and well-defined plot of Brownfield Land in an established Industrial Estate environment	Available	The site is not in use nor is it being marketed. But the site requires full preparation works as to date it has been used as a dumping ground.	2 - Good	Further land to develop on an already popular industrial estate, subject to clean up of the site.	5	Poor because it has been used as a dumping ground but should improve if developed and properly prepared.	3	Positioned on an industrial estate, however, lacks profile.	4	Close to Ilkeston centre, however, roads are close to residential uses.	3	Public transport routes do link up the road network nearby.	2	The estate is successful and provides good quality accommodation, which is generally well let.

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E15	446021 / 341058	Oakwell Brickworks - Ilkeston	20.9	Vacant site - brownfield	Mixed - Mainly Gen. Ind.	Site of a former Brickworks operation - despite much of the land being Brownfield, large areas of the site have blended back into the natural environment - Future doubts over it's potential use as the site is subject to a High Court Challenge	Constrained	Constrained due to high court challenge	4 - Poor	Access issues, neighbouring occupiers, low overall land level and low demand make this a site difficult to justify as a commercial location. Better sites exist within the study area.	4	Large site which is very overgrown, slightly irregular in shape, however, size would eliminate development difficulties. The land level is relatively consistent but it is difficult to be accurate due to the overgrown nature. The site itself does have a very low land level compared to Derby Road itself.	4	Site is positioned in-between Kirk Hallam and Ilkeston with residential uses encroaching from both sides. The site does provide a useful buffer of open space between the two settlements, however, its position in amongst resi, school and community use may not suit commercial use.	3	Derby Road provides reasonable access into both Ilkeston to the east and onto Derby to the west, other connecting routes nearby are through dense residential areas and not suitable for commercial traffic	2	regular services connect Ilkeston to Derby along Derby Road in both directions, therefore the location is relatively well served for public transport.	4	Demand for this location is limited. There is no office market in the area and industrial occupiers may prefer the more established estates in Ilkeston.
E18	447457 / 339387	Merlin Way / Crompton Road - Ilkeston	1.5	Vacant site - brownfield	Mixed - Mainly Gen. Ind.	Brownfield corner-plot that is surrounded by industrial land and buildings	Available	The site is vacant and not being marketed, assumed to be available. Services available from adjacent highway.	2 - Good	Opportunity to further develop upon an established estate. Demand from developers would be good.	2	Good regular shaped site with prominence.	2	Positioned centrally within an established industrial estate. Commercial environment	4	On the fringe of Ilkeston, however the immediate road links are limited.	3	The estate is served by public transport routes through the estate to Ilkeston.	3	The estate has a high occupancy level and is established as an industrial location. Units tend to let/sell quite well.
E19	447541 / 342086	Land at the end of Digby Street - Ilkeston	1.1	Vacant site - greenfield	Mixed - Mainly Gen. Ind.	Brownfield plot of land currently used as informal parking for an adjoining industrial premise. Last plot of land before the Green Belt boundary.	Available	The site is vacant and not being marketed, assumed to be available. Services available nearby.	2 - Good	Sound site which could provide useful additional space adjacent to AMCOR (expansion).	2	Regular shape fit for development.	3	Generally surrounded by commercial uses, AMCOR are key operator nearby.	3	Digby St is poor and its junction is tight, however, good proximity to by-pass to connect to A610 and M1	3	Bus routes link to junction of Digby St and Station Road	3	Not the busiest of commercial areas but AMCOR appear to dominate the immediate location.

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

## Erewash Sites - Existing Areas

Site Information					Market Appeal		Market Appeal Criteria				
Ref_No	Sub-Ref	Name	Status	Size - ha	Market Sector	Score	Score Comments	Buildings	Buildings Comments	Site	Site Comments
E4*	447147 / 338915	Stanton Regeneration Site - Lows Lane - Stanton	Large tract of industrial land - some sections of varying degrees of contamination still present - Currently subject to a Masterplanning process (leading to a AAP)	164.86	General Ind.	<b>3 - Average</b>	Large site upon which industry already exists and strategic planning upon the site could make good use of this opportunity. Given the scale of the site a mixed use scheme is an obvious consideration. Nearby labour pool from Ilkeston and Nottingham will support light industrial use, general industrial use and warehousing, especially if any form of improved Motorway link and road infrastructure could be established. Office demand likely to be limited although some small self-contained freehold units may prove successful. Demand for office may be enhanced if a mixed use scheme was introduced.	Average	A variety of buildings centred around heavy industry and ancillary services. Age and size of buildings vary a long with the quality of each. Generally second hand stock provides cost effective premises. Engineering uses prominent. Some new stock is being built upon plots of land sold.	Good	established industrial location following presence of Stanton Plc. Visible from Motorway although access to and from is via Sandiacre or Stapleford when connecting to the motorway which is the sites biggest problem. Currently no significant residential use nearby so commercial uses do not impact on domestic dwellings
E5*	443549 / 340778	West Hallam Storage Depot - Cat and Fiddle Lane	Established storage warehousing (B8) - poorly laid out warehouse units and also surrounded on all sides by green belt	46.10	Warehousing	<b>3 - Average</b>	Overall a difficult site to assess. Despite its poor access the site provides cheap affordable warehousing. Site is poorly positioned amongst green belt, Cat & Fiddle Lane is not ideal route for HGV traffic. Despite being occupied by TDG, the space is becoming out of date, redevelopment would result in an increase in rent, and maybe make the location an unviable opportunity. No doubt rent is low at present and as such attracts an occupier. Large site which if removed from employment allocation would impact on the borough. Falls inbetween "consider for release" and "retain".	Average	reasonable quality terrace of buildings providing secondary warehousing. Generally eaves height considered low compared to modern occupier requirements.	Average	Restricted access to West Hallam, generally windy B (Cat & Fiddle Lane) road connect to the site with access to Ilkeston via A6096 Green Belt uses surround the depot
E10	449389 / 332974	Oakleys Mill - Oakleys Road - Long Eaton	Established Industrial Premises bordered by residential on two sides. Several past applications made for residential use on this site	1.76	Mixed - Mainly Gen. Ind.	<b>4 - Poor</b>	Future use in commerce is limited, unsurprised that residential applications have been submitted.	Poor	Old factory premises providing a mix of workshop and warehouse accommodation. Buildings in poor condition and do not meet modern occupier requirements. Site circulation and access poor.	Poor	Despite its proximity to Acton Road, the area is becoming predominantly residential.
E11	448035 / 336188	Station Road (adj. Lidl Superstore) - Sandiacre	Partially Vacant Brownfield Land, whilst the remainder of the site is established large-scale employment premises (currently B8 operations) within an industrial area	5.85	Warehousing	<b>3 - Average</b>	This is a difficult site to evaluate. It provides a cheap warehouse option 1 mile from J25. However, the buildings require refurbishment or redevelopment and as such an increase in rent would be required. The awkward access through Sandiacre is the dictating factor for the viability of the site. Office premises may be suitable on a proportion of the site, however, demand may be limited. Trade counter uses maybe appropriate on the site should the buildings become obsolete and difficult to let.	Poor	1960s warehousing, asbestos roof, relatively low eaves and showing signs of age. LSH are marketing the space and due to problems with the floor they are difficult to let. The site is far from prime for warehouse occupiers and the cost of works or full redevelopment against an increase in rent is likely to be unviable. Cheap rent and flexible terms will obtain interest.	Average	despite being only 1 mile from J25 of M1, it can take 10 minutes to get there. Access for commercial vehicles is through Sandiacre.
E12	446009 / 342386	Land to the West of Mercian Close - Ilkeston	Vacant and well-defined plot of Brownfield Land in an established Industrial Estate environment	0.40	General Ind.	<b>2 - Good</b>	Likely to have been part of a design and build scheme with occupancy on completion. Good quality building.	Good	Brand new industrial building under construction.	Good	Part of an established industrial estate, the unit offers good profile with junction position.
E14	442114 / 334248	Brook View Court & Contractors Yard - Borrowwash	Current industrial premises on this site, however poorly positioned with possible scope for redevelopment to maximise the density / layout of the site.	0.45	General Ind.	<b>5 - Very Poor</b>	Isolated commercial site used by a single occupier, becoming surrounded by residential uses.	Poor	Old building adopted for use in motor trade. Poor quality, despite in use, barely fit for purpose.	Poor	Positioned in amongst generally residential uses, some modern residential development continues in the area.
E16	444490 / 333292	Factory & Works opposite Victoria Mill - Draycott	Existing industrial premises within a predominately residential environment - possible housing pressures for this land	1.18	General Ind.	<b>4 - Poor</b>	Whilst the external environment is changing towards residential use the building remains fit for purpose and seems to provide a healthy job count.	Good	well maintained factory premises remains in use.	Poor	The area has changed as the Mills are converted to residential use and modern residential use develops to the rear. Road access is close to main junction in Draycott.
E17	448104 / 336587	Cross Street / Gas Street - Sandiacre	Existing industrial premises within a predominately residential environment - possible housing pressures for this land given factory to the south has now yielded housing and Mills to the west have been converted.	1.22	General Ind.	<b>4 - Poor</b>	Access is poor, new residential development nearby, site limited in its future use in commerce.	Poor	Period factory and mill premises. Remaining in use but poor quality accommodation. Limited circulation resulting in overspill of cars onto roadways.	Poor	Access from Station Road is via two narrow streets with residential use, some under development, prominent.
EM2	477 427	Coronation Road/Soloman Road, Cossall*	employment protection	5	Office	<b>2 - Good</b>	Popular estate that has good track record. Variety in size of units provides good space for many types of occupiers, generally concentrating on local occupiers. Continued B1 light industrial and small scale warehousing expected at this site.	Good	Generally the buildings here are good, majority of which are small seeking local occupiers, however, build quality is good, refurbishment has helped to push forward with lettings of 2nd hand space.	Good	Good position on the east side of Ilkeston. Access to A610 and J26 of M1 is good. Successful small estate.

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E21	448526 / 334509	Canal Street / Bennett Street Industrial Area - Long Eaton	Existing cluster of established industrial premises set within a residential environment. Site could be subject to piecemeal residential applications in the near future.	4.64	Mixed - Mainly Gen. Ind.	<b>5 - Very Poor</b>	Future use is unlikely to be in commercial use.	Poor	Old period buildings, many former mills, some occupied, some on the market. Future use in commerce is limited.	Poor	Located in amongst dense residential use
E22	447579 / 339901	Industrial Premises to the North of Hallam Fields Road - Ilkeston	Existing cluster of established industrial premises set within a residential environment. Site could be subject to piecemeal residential applications in the near future.	7.49	Mixed - Mainly Gen. Ind.	<b>3 - Average</b>	Natural extension of an already successful industrial part of the district. Office demand will be limited, however, light industrial and general industrial occupiers would locate to the area. Some refurbishment and or redevelopment will be needed but this could assist in raising the profile of the area.	Average	a variety of buildings dating from 1960s, differing eaves heights, profile and build quality. Generally tenants are established in the location and will be paying cheaper, competitive rents.	Good	Extension of Quarry Hill and Crompton Road estates, all of which have proved successful industrial locations for a wide range of occupiers. Overall access may be questionable in relation to major roads, however, success of nearby estates demonstrates that this is not too problematic.
E23	449660 / 333805	Stadium Industrial Estate - Long Eaton	Existing Industrial Estate which may be subject to development pressures which could arise from the development of the adjacent Long Eaton Speedway Stadium	1.12	General Ind.	<b>2 - Good</b>	Good supply of small units with good access	Good	Mix of portal framed buildings which provide good quality well let accommodation.	Good	Site in close proximity to Nottingham Road. Adjacent former stadium upon which a part residential consent has been submitted.