

Rushcliffe - Development Sites

Site Information							Availability		Market Appeal		Market Appeal Criteria										
Ref No	Sub-Ref	Name	Size - ha	Existing area or Development site	Site Status	Market sector	Planning status	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
RTP24		Chapel Lane Extension	38.7	Development Site	Vacant site - greenfield	Mixed - Mainly Gen. Ind.	Full PP	Available	The land is not being marketed due to the requirements of the A46 road improvements necessary to unlock a site of this size.	2 - Good	The location is good, close to A46/A52 interchange. The concerns remain over the ability of the road capacity. Demand for small B1 premises, both in Office and Light Industrial will be successful. Attracting large scale operators will rely on good infrastructure. The planning permission upon the site for B1, B2 and B8 uses is conditional upon not less than 25 ha to be used for B1 uses.	2	The site is large and generally flat. A footpath dissects the site which contains hedgerows to divide fields. Drains are identified upon the site, however, assumptions are that full services will need to be connected to the site if this is to be a commercial development site.	2	The site is positioned immediately north of Bingham Town Centre, in the widely recognised industrial area. The site abuts the A46 and is bounded on the east by Chapel Lane.	2	Positioned immediately adjacent to the A46 and the Bingham roundabout on the A46 ensures a diversion of traffic into the east side of the site also.	2	Regular bus routes link the centre of Bingham to Nottingham. Extension to routes may be necessary to link up the commercial areas also. Train station also provides further public transport links.	3	The success of this site weighs heavily on road improvements to the A46. The site offers large scale development potential and road infrastructure is essential to cope with the likely traffic numbers.
RTP25		Moorbridge Industrial Estate	7.2	Development Site	Vacant site - greenfield	Mixed - Mainly Gen. Ind.	Full PP	Available	The land is currently farmland and is not being marketed.	2 - Good	The site provides a natural extension to the existing Moorbridge Road estate. This estate has historically performed well and expectations would be for an extension to do equally as well, concentrating on B1 (light industrial).	2	The site provides a relatively regular shaped site. A path runs along one boundary and a small leen runs along the southern boundary adjacent to the existing industrial area.	3	The site is surrounded on 3 sides by further agricultural or open land with one boundary alongside the existing Moorbridge Road I.E. The site is positioned North of Bingham Town Centre so access to the facilities and services is good. Take up has been good on the existing estate as it provides the majority of the industrial opportunities in the town.	2	Accessed via Chapel Lane which links to A46 at the Bingham roundabout approximately 1km North.	2	Bus routes link to Nottingham. Train station at Bingham also provides further transport links	2	Demand is exposed generally to the region as opposed to anything on a national scale, but take up has historically been good.
RTP26		Bunny Brickworks	6.9	Development Site	Vacant site - brownfield	Mixed - Mainly Gen. Ind.	Full PP	Constrained	We understand that an option exists upon the site, the owners intentions to sell or to develop are unknown.	2 - Good	This site would provide a good location for B1 light industrial accommodation. The A60 is the major influencing point with small to medium sized units likely to prove the attractive option. It is positioned in the Green Belt the site benefits from outline permission for employment use B1, B2 and B8. If the position lapses the site will no longer benefit from a permissive policy allowing its redevelopment and it may be viewed in the future as inappropriate due to the Green Belt Location.	3	Former brickworks site which requires some site levelling and demolition. New services would be required including power and utilities, it is assumed these are available in the area.	3	Adjacent to a former Mill premises now occupied by a number of small local operators. Remaining land appears to be rural. Positioned adjacent to the A60 is good to provide links to both Nottingham and Loughborough.	3	From the North and South via the A60 which is good. The other roads nearby are B roads, however, the A60 would provide a good enough access link.	3	Nottingham to Loughborough buses run along the A60. Bus stop nearby on A60.	3	Bunny is not recognised for commercial activity, however, the position of this site is very good adjacent to the A60. Supply in the area is limited to the nearby mill premises and the surrounding villages of Ruddington, East Leake and Keyworth. Demand for premises in the area will locate to such places.
RTP27		British Gypsum	0.5	Development Site	Vacant site - greenfield	General Ind.	Full PP	Available	Appears to provide immediate expansion land if required to RTP08	3 - Average	This site forms part of BGB expansion plan. Access to the site is via their existing premises RTP08. Its future use will depend upon BGB.	3	Land regular shaped and flat with services available from adjoining site.	3	Rural location generally.	3	Reasonable proximity to A60 which links to Nottm, access to A453 is through villages and narrow	4	Limited direct services although a short walk away to East Leake services are available.	4	Most activity in the area evolves around BGB.
RTP28		Cropwell Mill	1.4	Development Site	Vacant site - greenfield	Mixed - Mainly Gen. Ind.	Allocation	Available	The land is not being marketed and to the best of our knowledge no options or negotiations are ongoing.	2 - Good	An extension of a reasonably successful small business location. Original Cropwell Mill site requires aesthetic improvement and newer road surfaces to improve image of area. Continuation of the same is likely to prove successful.	2	Small flat site with access across existing Cropwell Mill site.	3	Adjacent to existing B1 site providing offices and light industrial uses. Assume services are available.	3	Proximity to A46 is plus point for small site. It is unlikely to produce high traffic volume. Access across existing Cropwell Mill site is an adopted highway.	4	Cropwell Bishop does have some bus services connecting to Nottingham, however, these are a walk from the Mill premises.	2	Units are built to meet the local demand, small units for small businesses. Good level of occupancy.
RTP30		Hollygate Lane 2	1.7	Development Site	Vacant site - greenfield	Mixed - Mainly Gen. Ind.	Allocation	Available	Site has been left to meadow and will provide a natural extension to the existing Manvers Business Park	3 - Average	Likely to attract local businesses only, future of the former colliery will have huge potential for the area.	2	Regular shape, consistent land level services would connect from existing Manvers Business Centre	2	Adjacent to the Former Colliery Site and Manvers Business Centre/Hollygate Ind Est.	3	Reasonably close proximity to A46	4	Bus routes tend to connect to Cotgrave as opposed to this industrial area.	3	Area is fairly established as a commercial part of Cotgrave, clusters of ind units with expansion potential.
RTP31		Cotgrave Colliery	28.6	Development Site	Vacant site - greenfield	Mixed - Mainly Gen. Ind.	Allocation	Available	The land is not being marketed and we are not aware of any options held against the site. The site is currently used as open space and therefore services etc will need to be explored.	2 - Good	B1 (light industrial) accommodation is likely to provide most potential for this site. Allocations on neighbouring plots will dictate, density and layout. Infrastructure improvements would be needed for a development of this size. Overall the scheme is likely to be brought forward based on a mixed use scheme as housing allocation upon brownfield sites are explored.	2	The site is large and vast. The site is relatively regular in shape and generally flat.	3	Positioned immediately north of Cotgrave, in generally rural surroundings. The allocated site forms part of the larger Colliery site and uses allocated to these surrounding areas will impact on the external environment. Hollygate Lane Ind Est is positioned on the southern boundary.	3	A46 is positioned approximately 2km to the East and the access is relatively direct. The A52 is approximately 5km to the North albeit a slightly windier route. Immediate access is by B Roads and significant development of the Colliery will require road improvements.	3	Links to Cotgrave are good, however, existing links to the site are relatively non-existent. An improvement to the public transport service may form part of the colliery's development.	3	Site is likely to form part of a mixed use scheme on the Colliery as a whole. Additional B1 (light industrial space) is likely to succeed due to position adjacent established Hollygate Lane Industrial Estate. Some small self contained office units may also meet local demand albeit this will be relatively limited.
RTP32		Coach Gap Lane Extension	3.3	Development Site	Vacant site - brownfield	Mixed - Mainly Gen. Ind.	Allocation	Available	Vacant former depot site	3 - Average	Expansion land may not be required as attraction to existing is limited, although an element of that will be due to the poor quality buildings.	2	Flat regular shaped site which will access services from existing supplies to Coach Gap Lane.	3	Forms extension to existing employment site, semi rural location	3	Reasonable access to A52 and A46.	4	Bus routes to this location are limited and infrequent.	4	Transactions in the area are infrequent, This is quite an isolated estate, better quality buildings exist on the nearby airfield where superior occupiers locate to.
RTP33		RAF Newton MDS Designation	28.1	Development Site	Currently in use	Mixed - Mainly Warehousing	Allocation	Constrained	Existing tenancies on the site constrain the availability of this site for redevelopment	2 - Good	B8 (warehousing) is likely to be most attractive users to the location. Secure site with large high buildings and cheap rents - proving successful. Limited potential for inclusion of small to medium sized, self contained, freehold/leasehold office buildings on a proportion of the site. The site is located in the Green Belt, however, policy allows for re-use or replacement of existing buildings for employment purposes.	2	The former MoD base providing former hangars, outbuildings and office buildings in a campus environment. Fully serviced site.	3	Rural position adjacent to A46. Residential element of Newton, Newton Village is positioned at south-east entrance to the site. Significant traffic flow, noise etc would have an impact on the residents	2	Very close to A46 (1/2 km), albeit link road is virtually single track and difficult for two vehicles to pass.	4	Limited service to Newton. Nearby areas of Bingham and Radcliffe much better served. Bus routes do run nearby, albeit not in immediate proximity to the site.	3	Take up of refurbished buildings has been steady. Generally flexible leases have been offered to increase success on the site. Can cater for large scale enquiries with 55,000 sq.ft. hangars.

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RTP34		Pasture Lane	3.5	Development Site	Vacant site - greenfield	Mixed - Mainly Gen. Ind.	Allocation	Available	Vacant site, left to meadow	4 - Poor	Despite BGB being located nearby the area is becoming predominantly residential and commercial occupier may struggle to co-habit the area. The site will certainly attract interest from key residential developers and its release should be considered.	3	Regular, flat site, services may be required to connect although adjacent industrial uses suggest existing supply	3	edge of Ruddington adjacent to BGB premises and new residential development.	3	Reasonable access to Willford Road which connects to A453 and J24 of M1. New residential development may require improved junction with Clifton Road.	3	Reasonably regular services run along Clifton Road and into Ruddington which is a short walk away.	4	Limited attraction for commercial occupiers given the new residential schemes appearing adjacent.
RTP35		Hathern Station Extension	1.2	Development Site	Vacant site - brownfield	Mixed - Mainly Gen. Ind.	Allocation	Available	Assumed available although appears to be in use in part for external storage.	4 - Poor	Despite Hathernware Ind Est maintaining a high level of occupancy, the demand for accommodation here is limited. There are superior sites available and being of close proximity to Loughborough is likely to attract most of the requirements for the area.	3	regular shaped site, generally flat although land level is higher than adjacent land in industrial use.	3	generally a rural site, adjacent to a rail line and located to the south of Sutton Borington.	3	Close to the A6 which connects to Loughborough and J24 of the M1.	3	Limited public transport services	4	Minimal commercial activity in the area due to limited demand and relatively poor supply.
RTP36		Landmere Lane	0.0	Development Site	Currently in use	Mixed - Mainly Warehousing	Allocation	Constrained	Wheatcroft Garden Centre and Business Centre occupy percentage of site, so vacant site not available.	2 - Good	Strong potential for inclusion of more small to medium sized, self contained, freehold/leasehold office buildings on a proportion of the site. Location could provide mixed B1 and/or B8 accommodation with anticipated success.	2	Relatively flat site, with existing services connected for present occupiers. Existing access road from the old Landmere Lane adjoining A606.	2	Good location adjacent to Wheatcroft Island, A606/A52 immediately accessible. Attractive rural outlook with Edwalton to the North and Ruddington to the West.	1	Excellent position adjacent two arterial routes A52 and A606.	2	Bus routes link nearby. Regular services pass by.	2	Attractive south of the river location. Steady demand for area - success of Ruddington Fields is an influence
RTP37		Hollygate Lane	2.22	Development Site	Vacant site - greenfield	Mixed - Mainly Gen. Ind.	Allocation	Available	Site appears to be available on the whole, although part is occupied by PBL for surface storage. Services should be available nearby.	2 - Good	The site is likely to prove a good option for future development. The future use of the colliery site will have an impact on the success and implementation of this site.	3	Irregular shaped site that may restrict development, though the site remains flat.	2	North of Cotgrave adjacent to the former colliery site upon which development is likely to occur to some degree	3	Reasonable access to A46 on edge of Cotgrave so links to town centre OK	3	Site will benefit from transport links to Cotgrave, although the exact area itself does not benefit from public transport links directly.	3	Units in the area appear to let reasonably well and the estates nearby attract local businesses.

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