

Rushcliffe - Existing Areas

Site Information							Market Appeal		Market Appeal Criteria			
Ref No	Sub-Ref	Name	Size - ha	Site Status	Market Sector	Planning status	Score	Overall Score Comments	Buildings	Buildings Comments	Site	Site Comments
RTP01		Bunny Trading Estate	2.42	Currently in use	Mixed - Mainly Warehousing	Full PP	3 - Average	Good position close to the A60 which is a good link road (Nottm - Lough). The Bunny Brickworks site adjacent also has an existing permission and combining the sites is an option.	Poor	Dated building provided low quality warehouse accommodation with further workshops. Multi-storey premises unsuitable for most modern occupiers. Showing significant signs of wear and tear on a building which is expensive to maintain.	Average	Very close to the A60 which links South Nottingham to Loughborough. Possibly would have greater significance if Bunny Brickworks were to be developed. Generally rural location south of Bunny but A60 does offer good accessibility.
RTP02		Chapel Lane	9.8	Currently in use	Mixed - Mainly Gen. Ind.	Full PP	3 - Average	Moorbridge Road Ind Est has successfully served the local market well. Providing reasonable quality units at competitive rents. The units have a future shelf life in providing accommodation.	Average	A mix of modern and second hand units comprising workshops and small warehouses. Generally small to medium size units of reasonable quality that attract occupiers. Estate approximately 90% let.	Average	Close to the A46 with access available avoiding Bingham. Main town centre is a short walk away and public transport serves the area well.
RTP03		Candleby Court	0.29	Currently in use	General Ind.	Full PP	3 - Average	Units all occupied by small independent businesses. The units provide conveniently positioned premises for the services they provide.	Good	Two terraces of small portal framed buildings with brick elevations and profile roof cladding. Concentrating upon motor trade users.	Average	Positioned fairly central in Cotgrave adjacent to residential use, albeit sufficiently distant not to cause nuisance.
RTP04		Colliery Site	1.1	Currently in use	General Ind.	Full PP	3 - Average	Units have let well. Despite isolated site, position is good for both A46 and A52. Future development nearby will assist the area.	Good	Modern terrace of 3 units built approximately 2-3 years ago. Good specification. Fully occupied.	Poor	Fairly isolated due to its position on the North side of the former colliery. Immediate access is limited to 'B' Roads (Hollygate Lane), however proximity to the A46 is good, approx 2km to East and the A52 is approx 2.5 km. Positioned to the North of Cotgrave away from the residential areas.
RTP05		Manvers Business Park	3.2	Currently in use	General Ind.	Full PP	2 - Good	Appears to be established industrial area in Cotgrave with opportunities to expand nearby.	Good	Terraces of portal framed units of brick built construction providing small and medium sized workshop or warehouse units. High occupancy level - fit for purpose.	Good	Positioned north east of Cotgrave on Hollygate Lane which provides quick and easy access to A46.
RTP06		Cropwell Mill	1.6	Currently in use	Mixed - Mainly Gen. Ind.	Full PP	3 - Average	Occupation upon the site is high, attracting local businesses. Mix of offices and light industrial units seems successful. Some expansion land is available on the east side.	Average	Mix of modern and refurbished buildings. Generally small units in terrace arrangement. Majority of which are in good condition and occupied. Tenants include RHPS and Hamilton Knight.	Average	Positioned immediately south of Cropwell Bishop, only 2km from A46. Reasonable location for a small unit scheme.
RTP07		British Gypsum	25.2	Currently in use	General Ind.	Full PP	2 - Good	Key employment site, major employer in the area, purpose built premises that should be retained.	Good	Purpose built factory complex occupied by BGB. Unique for occupier and assumed fit for purpose	Good	Reasonably close proximity to A60 which provides access to Loughborough and Nottm
RTP08		British Gypsum	4.5	Currently in use	Warehousing	Full PP	3 - Average	This site provides a useful facility for British Gypsum. If they were not there then I believe it would be difficult to secure an occupier to the location. Better alternatives exist and despite its proximity to the A453 the access routes go through Gotham. Traffic will have flowed through Gotham for years with British Gypsum using the A453, therefore if another occupier was secured to the site would this have an impact. Counter arguments to retain or release.	Average	1960s warehouse terraces, 2nd hand premises, low eaves, asbestos roof, provide dry storage but do not meet most modern occupier requirements.	Poor	Generally rural, although reasonably well connected (4km to A453), albeit via relatively narrow road through Gotham. Positioned immediately south of Gotham,
RTP09		British Geological Survey	6.7	Currently in use		Full PP	2 - Good	Large employment site on the edge of Keyworth with good connections to A606 and A46.	Good	A mix of relatively modern or refurbished premises providing laboratory, office and storage accommodation. The majority of building appear to be in use so are assumed fit for purpose.	Average	Reasonable position approximately 1km to A606 and 5km to A46 with direct links to both. Positioned on the edge of Keyworth the site will benefit from the town amenities and public transport.

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RTP10		Keyworth Workshops	0.8	Currently in use	Mixed - Mainly Gen. Ind.	Full PP	3 - Average	Sound small scale scheme providing reasonable quality units to local businesses. Well let.	Good	Small units in terrace formation, brick built elevations around portal framed structure. High occupancy level - fit for purpose	Average	west side of Keyworth on Debdale Lane, convenient location for bus routes and access. Close to residential uses but unlikely to affect significantly
RTP11		Coach Gap Lane	3.7	Currently in use	Mixed - Mainly Gen. Ind.	Full PP	3 - Average	Unlikely to attract alternative uses to the area, out of the way location and no doubt useful supplier of jobs to the area. Public transport links minimal to the area.	Poor	Older buildings in varying states of repair providing low quality accommodation. Majority do seem to be occupied so assume fit for purpose	Average	reasonable location in-between the A52 and A46. Semi-rural location.
RTP12		Airfield	3.4	Currently in use	Mixed - Mainly Gen. Ind.	Full PP	3 - Average	Some very good occupiers are here, John Deere and SDA amongst others, numerous employment opportunities. Units seem well let overall.	Average	Generally the buildings are well maintained and well let. Variety of warehouse and factory premises provide good secondary accommodation.	Average	reasonable location in-between the A52 and A46. Semi-rural location.
RTP13		Powertech centre	2.0	Currently in use	Mixed - Mainly Office	Full PP	2 - Good	The office element forms part of the power station. Its use will only ever be associated with the power station.	Good	Purpose built office premises, in use, assumed fit for purpose.	Good	Good location adjacent to A453 which links J24 of M1 to Nottingham. Forms part of Power Station site.
RTP14		Power station admin centre (Eon offices)	1.6	Currently in use	Office	Full PP	2 - Good	The office element forms part of the power station. Its use will only ever be associated with the power station.	Good	Purpose built office premises, in use, assumed fit for purpose.	Good	For their purpose and use by E-on the position could not be better, proximity to J24 of M1 and Nottingham is good. Any third party would struggle to identify this as a favourable location due to proximity to power station.
RTP15		Artex blue Hawk	3.6	Currently in use	General Ind.	Full PP	3 - Average	Whilst BGB continue to use the site its suitability for continued use whilst residential appears all around remains questionable. The access is limited and will become further problematic as more dwelling appear. If BGB will relocate the site is best released.	Good	Refurbished portal framed buildings. Self contained campus, Fit for purpose	Average	The location is the key factor to this site. It passes through new residential and past a site with residential potential. The access is limited, however, the site remains in use with HGV traffic.
RTP16		Brookside Road	1.2	Currently in use	General Ind.	Full PP	5 - Very Poor	Poor access and surrounding uses do not present the site well for industrial uses.	Average	Depot premises, in use and assumed fit for purpose.	Poor	Poor location due to its position in amongst dense residential use. The area only has one access point from Clifton Road, insufficient to service the location for employment use.
RTP17		Hathern Station	0.2	Currently in use	General Ind.	Full PP	3 - Average	Well let premises putting older premises to good use. Accessibility is good for the scale of operators in place	Poor	Old property converted for workshop use. Numerous small units created with ancillary circulation and parking. Well occupied so assumed fit for purpose	Average	Reasonable proximity to A6 which connects to Loughborough and J24 of M1.
RTP18		Nottingham University School of Agriculture	20.2	Currently in use		Full PP	3 - Average	This appears to be a strategic site for Nottingham University as they expand or renew their agriculture premises. If Nottingham University were to move from the site then the retention of this site should be reviewed as attracting occupiers to the location is likely to be difficult.	Average	Premise built in 1915 and appear to be in good condition and fit for educational / administration purposes.	Average	3.5km to J24 of M1, however, this is through Kegworth. Adjacent site is being developed to provide more modern purpose built premises for the university. No services immediately nearby, therefore relies on campus environment.
RTP19		Nottingham Airport	9.1	Currently in use	Mixed - Mainly Warehousing	Full PP	3 - Average	The adjacent road connections ensure this site is easily accessible. The North bound access links direct to A52 without passing through settlements. Demand for the location will be good for B1 users. Reasonable potential for inclusion of small to medium sized, self contained, freehold/leasehold office buildings on a proportion of the site.	Poor	various building which are in a poor state of repair. Works necessary to rooves and elevations. Yard areas not maintained. Difficult to let in current condition.	Average	Reasonably well connected with good access to the A52 and A606, both of which link to A46. Approximately 3km east of West Bridgford.
RTP20		Landmere Lane (existing)	2.1	Currently in use	Office	Full PP	3 - Average	Successful business park which has provided good quality edge of town offices which historically have let well to good companies.	Good	Modern purpose built office premises with ancillary parking.	Good	Good edge of town position close to A52, A606, A453.

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	RTP21	Wilford and Nottingham South Industrial Estate	7.8	Currently in use	General Ind.	Full PP	2 - Good	A successful industrial estate further complimented by the office park on the same site. High occupancy level demonstrates the popularity of this location.	Good	Range of buildings of up to 30 years old providing good quality storage or light industrial accommodation. Unit well let and opportunities tend to let in a reasonably short time period.	Good	Positioned on B680 which is adjacent to A52 and some 2km to the A52, A453 interchange. This provides good access to Nottingham and Junctions 24 and 25 of M1. Access to this interchange is through a residential area and past a school but the estate is long established in this location.
	RTP22	Ludlow Hill Industrial Estate	1.8	Currently in use	General Ind.	Full PP	3 - Average	Its proximity to nearby residential premises will have a future impact on this site. The buildings will deteriorate and their appeal will lower. On street parking by the nearby residential area causes traffic flow problems for commercial vehicles.	Average	Range of buildings providing various sizes and quality of buildings. Some have been refurbished, however general specification is brick built elevations with pitched asbestos roof. Built around 1960s and 1970s.	Average	The area has significantly changed following the residential development nearby. The estate is much busier as a result. The area is amongst a dense residential area.
		Ruddington Fields Business Park	19.9	Currently in use	Mixed - Mainly Office	Full PP	2 - Good	Successful business park which has provided good quality out of town business accommodation in an attractive, low density park setting. Whilst slow to gather momentum during early stages of development, the scheme is now 100% developed and occupied by the likes of Experian, Green Tweed & Cattles plc.	Good	Modern purpose built office, light ind us, R&D and data centre premises with ancillary parking.	Good	2 miles south of Nottingham ring road directly off A60, the location offers good access to the regions main road network.
	RTP29	Power Station (remainder)	83.4	Currently in use	General Ind.	Full PP	2 - Good	Isolated for residential use. Huge clean up will be required. Likely to provide mixed use scheme ultimately due to its size, but a good position adjacent to A453 and close to M1.	Good	Assumed good and fit for purpose	Good	Very good location adjacent to A453 with feeder junction. J24 of M1 approximately 3 miles.

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