

Gedling - Development Sites

Site Information									Availability		Market Appeal		Market Appeal Criteria									
Ref_No	Sub-Ref (Grid Ref)	Name	Status	Adopted Local Plan	Site Status	Market sector	Planning status	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	Accessibility by public transport comment	Local Market Conditions Score	Local Market Conditions Comment	Average
E1(a)	451936 / 350999	Top Wighay Farm	Allocated	YES	9 Vacant site - greenfield	Mixed - Mainly Gen. Ind.	Allocation	Available	The property is not being openly marketed and currently retains its farmland/greenfield status. We are not aware of any options or ongoing negotiations upon the site.	2 - Good	This site has many qualities its accessibility and profile being the strongest. This would prove to be a good development site for B1 or B8 uses.	2	Triangular shaped site, some site leveling works would be required. Positioned immediately upon a roundabout (A611/B6011) & assume access could be provided direct from this. Good profile with long frontage onto southern carriageway of A611.	3	Generally the surrounds are rural. Wighay provides a dense residential area, north of Hucknall town, however the distance between the site and dwellings is sufficient to avoid nuisance. Commercial premises nearby include the ambulance station and the Notts International Clothing Centre (educational). Light industrial (B1) small warehousing (B8) uses would be appropriate at this location. We assume all services are available to the site.	2	Road infrastructure is good due to the proximity of the A611, which is dueled virtually all the way to J27 M1.	2	Bus routes operate from Nottingham to Mansfield via this route and as such Public Transport is good.	3	This location is relatively untested. Nearby schemes at Newstead and in Hucknall are well occupied and given the good profile of this site suggesting development would be successful.	2.4
E1(c)	461088 / 344003	Former Gedling Colliery	Allocated	YES	6 Vacant site - brownfield	General Ind.	Allocation	Available	The property is not being openly marketed and we are not aware of any options or negotiations existing upon the site.	5 - Very Poor	The site is part of 'English Partnerships National Coalfield Programme' and East Midlands Development Agency are working on a master plan to bring forward the whole Gedling Colliery / Chase Farm site. The Gedling Colliery / Chase Farm site is allocated for mixed development (residential and employment uses) and a new country park. The site will only come forward when the new Gedling Colliery / Chase Farm Access Road is built. If the land is developed as part of the master plan the employment allocation will not be a poor site. However the delivery of this site is 5 years +.	5	The sloping site comprises a triangular shape development opportunity that lacks good access provided around the Household Waste Centre.	4	The site is generally poorly positioned surrounded by the former colliery site (open brownfield land) and fairly isolated as a result.	4	Albeit positioned off Gedling Road, the site does not benefit from good access. The site itself is connected by a narrow lane which would need widening for a commercial use. The position behind the Household Waste Centre will also need reviewing as this would be insufficient in its existing layout.	4	Bus routes do not seem to connect along Arnold Road, however, City Transport routes are available within walking distance on Mapperley Plains and Gedling Road	4	The site is isolated. Surrounded only by brownfield and greenfield. The key areas of supply will be in Arnold or in Gedling itself and demand is likely to be drawn to these towns as opposed to the colliery which is limited on facilities and access.	4.2
E1(f)	463120 / 341838	Teal Close	Allocated	YES	17 Vacant site - greenfield	Mixed - Mainly Gen. Ind.	Allocation	Available	The site is vacant and we are not aware of any options or negotiations ongoing upon the site. The Environment Agency have confirmed in writing that they would not object to the proposed allocation on flood risk grounds. It will be necessary for detailed development proposals on the site to be supported by a detailed Flood Risk Assessment.	2 - Good	The new road will unlock this opportunity and providing an appropriate access can be considered this could provide a good opportunity for small to medium scale development of light industrial units.	3	The site is relatively regular in shape with access provided from Teal Close (rear of Victoria Park). The A612 Relief Road works are underway and the proposed road will pass along the frontage of the site to encourage traffic to avoid the Shearing Hill bottle neck (linking the Colwick Loop Road to Burton Road).	3	The site is surrounded by greenfield, a buffer area exists between the site and any other development (apart from Vic Park). We are aware that a drain exists across the site but have no information regarding the connection of services.	2	The new A612 Gedling Transport Improvement Scheme will provide a new route through the site, the new route will redirect 18,000 vehicles per day from the Shearing Hill junction.	2	The Colwick Loop Road is a major bus route and therefore bus's do and will continue to pass this site.	3	Victoria Park has proved to be a relatively successful development. A mix of units provide a range of sizes and type of occupier. A high % of the estate is currently occupied. One or two large operators are rumored to be considering relocation but these are generally from the retail element of Vic Park.	2.6
E2	461502 / 350314	Hillcrest Park, Calverton	Allocated	YES	3 Vacant site - brownfield	Mixed - Mainly Gen. Ind.	Allocation	Available	The site remains vacant, albeit signs suggest it is in the ownership of VF possibly for future expansion. Part of the site has been sold and the Cherry Orchards residential scheme is being developed by BOVIS Homes along the western flank of the site.	2 - Good	Hill Crest Park provides a good mix of small starter units through to larger manufacturing premises. The infrastructure will limit any large scale development, however, small schemes are probably better suited to the location.	3	By excluding the residential scheme, the remaining land provides regular shaped plots that can be accessed from Hoyle Road.	3	Natural extension of the existing industrial area. Some residential use on east side and new residential scheme underway on western side, school opposite on south side. Existing industrial uses support assumption that all services are available in the vicinity.	4	Generally limited access provisions. School nearby ensures busy periods during the day.	2	Park Road provides regular bus services which is a short walk from Hillcrest Park	3	Generally the area is successful and relatively established locally for light industrial use. All built units are occupied.	3

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Gedling - Existing Areas

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E1(b)	463238 / 340803	Victoria Park, Netherfield	Allocated	YES	3.5	Currently in use	Non B Use		2 - Good	Site is in use with British Car Auctions. Rear site upon Business Park, potential for B1 light industrial development if BCA moved.		No buildings on site. Currently used for storage for British Car Auctions	Good	Positioned to the rear of Victoria Park, established mixed use park just of A612 (Nottm - Newark)	Retain
E1(d)	451846 / 353214	North of Hazelford Way	Allocated	YES	2	Currently in use	General Ind.	Allocation	2 - Good	Good site in good position close to J27 of M1. Units occupied and phased development has proved successful.	Good	New build units meeting modern occupier requirements.	Good	Modern buildings meeting occupier requirements	Retain
E1(e)	460103 / 350260	Former Calverton Colliery	Allocated	YES	9	Currently in use	Non B Use	Allocation	3 - Average	Large site currently providing accommodation for vehicle storage (Richard C Tuxford Exports Ltd). Location is reasonable as roads are satisfactory. Future development on the site would be centered around B1 light industrial uses.	Average	Limited buildings on site. Generally used for surface storage and recycling centre	Average	Semi-rural location. Approximately 4 miles from A614. Connecting roads satisfactory for commercial use.	Retain
E3	462788 / 341080	Victoria Business Park	Retention of Employment	YES	26	Currently in use	Mixed - Mainly Warehousing	Full PP	2 - Good	The site has gradually established itself as a good business park on the Eastern side of Nottm. Key occupiers include Findel, Parcel Force and Pilkington. Numerous buildings on VBP are associated with logistics and distribution, which is generally uncharacteristic for other estates positioned on the East of Nottm.	Good	Generally quite modern premises (approx 10 years) with high occupancy levels. The buildings meet modern occupier requirements and demand would be steady for units should they become vacant.	Good	Positioned just off the Colwick Loop Road (A612), to the immediate South East of Netherfield. The accessibility to Nottm is good via A612 approximately 4 miles to the West.	Retain
E3	461456 / 350057	Hillcrest Park, Calverton	Retention of Employment	YES	3	Currently in use	Mixed - Mainly Gen. Ind.	Full PP	2 - Good	VF are key employer in the area and the starter units on Hill Crest Park provide a good mix of premises in the locality. VF own expansion land nearby so have potential long term interest in the site. New residential scheme proposed on Western side of site through Bovis suggesting commercial occupiers are compatible with residential use. Site has consent for light industrial units.	Good	Relatively modern buildings (portal frame units with profile cladding) from starter units on Hill Crest Park to larger manufacturing premises occupied by VF and Daleside Group.	Average	Accessibility generally limited due to connecting B roads. Residential dwellings on Mansfield Lane and two school premises positioned opposite on Park Road, albeit main HGV access to VF premises is to the rear away from the school.	Retain

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E3	461808 / 340852	Colwick Industrial Estate	Retention of Employment	YES	98	Currently in use	Mixed - Mainly Gen. Ind.	Full PP	3 - Average	An established part of the Nottm industrial market. This large supply of second hand space that is relatively cheap has played an important role in Nottm's industrial market by providing affordable premises. The proposed regeneration of land to the west of Colwick, fronting the River Trent may result in a high number of occupiers seeking relocation to Colwick and occupational costs are expected to increase in the area. Colwick is an integral part of the future commercial market of Nottm due to its close proximity to the centre and its public transport connections.	Average	This large site/estate provides a complete range of buildings, occupiers and businesses. Old second hand, poor workshops sit alongside a modern office scheme. The range of buildings and their condition and quality ensures that a wide variety of occupiers can locate to suitable premises.	Good	Despite not being on the motorway side of Nottm, this estate, to the east of the city, has traditionally provided a good supply of relatively cheap, edge of town commercial space. Many businesses stay in the locality due to price differentials elsewhere in Nottingham. Access to and from the city is reasonably good and public transport services are regular and efficient.	Retain
E3	454870 / 347432	Park Road, Bestwood Village	Retention of Employment	YES	7	Currently in use	General Ind.	Full PP	3 - Average	Access is limited for commercial traffic, this is a key detracting factor for the site. Speed bumps in road linking location to nearest A road. Demand will be limited, however, the opportunity of cheaper space with large yard areas will attract some interest to the area. Residential land for sale adjacent to employment element	Average	2nd hand buildings built around 1970's. Many show their age but still offer cheaper alternative to modern premises by offering larger yards and circulation areas.	Average	Accessibility is relatively limited, however, small distribution company and bus operator are located on site. Adjacent site being marketed for residential use suggests that confidence and demand for commercial use is rapidly diminishing.	Retain
E3	457962 / 345007	Portland Street, Daybrook	Retention of Employment	YES	4	Currently in use	Mixed - Mainly Gen. Ind.	Full PP	3 - Average	Good site with some key occupiers. Well located with good accessibility.	Average	Half of the site comprises the former Home Brewery premises partly refurbished to provide offices for Notts CC, a new Vauxhall dealership, Royal Mail depot and McD's. The remainder comprises Frank Key's builders merchants yard and numerous smaller second hand workshops along Portland St and Morley St. Mix of age and style, some better than others, overall assessment average.	Good	Frontage on to Mansfield Road (A60), positioned close to Nottingham's outer ring road. Generally a commercial area.	Retain

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E3	459433 / 345576	Brookfield Road / Rolleston Drive, Arnold	Retention of Employment	YES	8	Currently in use	Mixed - Mainly Gen. Ind.	Full PP	3 - Average	Nottingham City Council occupy high % of the site. Two units available, Frudds are interested in relocating. These parts could be released. Ashtenne Business Centre seems reasonably well let and perhaps this element should be retained.	Average	Some better than others, John Lewis Depot, Arrow Vehicle Hire, good quality, Frudds, Clearpoint are OK, but 2nd hand and a number of units are on the market. Lack good height and yard space. Overall assessment is average.	Average	In amongst a predominantly residential area which completely surrounds the site. Roads OK but busy, positioned on the edge of Arnold Town Centre so well served for facilities	Consider for release
E3	457922 / 344936	Mansfield Road, Arnold	Retention of Employment	YES	1	Currently in use	Non B Use	Full PP	5 - Very Poor	The is a long narrow site with a high frontage:depth ratio. This does not permit successful large scale commercial development. Multiple ownership makes the site complex. It is unlikely to attract good calibre tenants, those there are service providers to the nearby dense resi population, this is likely to continue.	Poor	Numerous terraces of premises providing a mix of residential and retail use. Generally these are buildings from early 1900's providing accommodation over 3 storeys. Buildings do not attract good quality occupiers.	Poor	Immediate frontage onto the Mansfield Road (A60) with no on street parking permitted. Busy frontage onto one of Nottingham's main arterial routes. Residential uses prominent to the west.	Consider for release
E3	457734 / 345391	Salop Street, Arnold	Retention of Employment	YES	5	Currently in use	Mixed - Mainly Gen. Ind.	Full PP	3 - Average	Fully occupied site except for the Daybrook Linen premises which subject to clean up will provide a prominent redevelopment site.	Average	A variety of buildings and businesses. SGB Hire centre occupy new premises, Former Daybrook Linen site is vacant and will probably be redeveloped. Mirabel and ERF occupy units of approx 15 years old, Bexons and Clearpoint occupy buildings of approx 20 years old. Ambulance Station is quite old and VW dealership has been refurbished recently. All generally sound with future use in commerce.	Average	Frontage to Mansfield Road (A60), close proximity to Nottingham outer ring road and link to city centre is good. Residential use is prominent to the west of the site.	Retain
E3	459210 / 345825	Catton Road	Retention of Employment	YES	1	Currently in use	Mixed - Mainly Gen. Ind.	Full PP	4 - Poor	The site is a small industrial area providing approximately 6-7 units upon a cul-de-sac. The site is quite congested as the units offer limited parking, this overflows onto the highway. The buildings are showing signs of wear and tear and possibly would attract future interest, however, superior alternative locations are available within the sites considered.	Average	Small units built between the 1950s and 1980s, some portal frame, some brick elevations with lightweight roof trusses. Generally single aspect buildings with forecourt yard and parking.	Poor	Positioned in predominantly residential area just off Coppice Road. Located on the Eastern side of Arnold approximately 1 mile from the main centre.	Consider for release

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E3	457598 / 344896	Sherbrook Road, Daybrook	Retention of Employment	YES	1.5	Currently in use	Mixed - Mainly Gen. Ind.	Full PP	4 - Poor	Despite the refurbishment take up of the premises has been slow even at rents of £2 per sq.ft. Limited access and congestion are its two main problems and these will not be overcome. Superior alternative sites are available to occupiers in the market place.	Average	The Sherbrook Business Centre provides refurbished portal framed buildings, divisible into units of varying sizes (5,000 sq.ft. to 72,000 sq.ft.) The buildings are in good condition and provide reasonable quality storage space.	Poor	Sherbrook Road is a predominantly residential area of terraced dwellings. The street permits resident parking which does congest the area for vehicle movement. Sherbrook Road does connect to Mansfield Road (A60) which is a key arterial route in and out of Nottingham.	Consider for release
E3	461717 / 341502	Station Road, Carlton	Retention of Employment	YES	0.2	Currently in use	General Ind.	Full PP	3 - Average	Site provides useful supply of accommodation within Carlton. The units are relatively cheap and small, ideal for the type of occupiers attracted.	Average	Small workshops built around 1970. Reasonable state of repair, good for the purpose.	Average	Relatively central in Carlton. Mixed uses nearby including office, retail and residential	Retain
E3	456481 / 346277	Bewcastle Road, Bestwood Park	Retention of Employment	YES	0.4	Currently in use	General Ind.	Full PP	3 - Average	Reasonable location which provides good quality second hand space. Adjacent to Nottm City Council scheme and future demand is expected in the location if buildings come available.	Good	Reasonably good quality second hand buildings	Average	Positioned within reasonable proximity to Nottingham's outer ring road and A60. Accessed through predominantly residential area. Location suits building size and likely occupiers thereof.	Retain
E3	451835 / 353092	South of Hazelford Way, Newstead	Retention of Employment	YES	3	Currently in use	Mixed - Mainly Gen. Ind.	Full PP	2 - Good	Good quality semi-rural industrial location. Good occupiers including Met-Clad Contracts, Saf-fire Products, as well as numerous smaller units all occupied upon the estate as a whole. Phased development has assisted in the success.	Good	Generally good quality buildings providing accommodation meeting most modern occupier requirements. Most units are detached with self contained yards which are a very attractive feature in the current market.	Good	Positioned on North side of Newstead with relatively good access provided to J27 of M1. Residential use nearby but light industrial operations would not cause nuisance.	Retain
E3	457962 / 345007	Former Home Brewery, Daybrook	Retention of Employment	YES	4	Currently in use	Mixed - Mainly Gen. Ind.	Full PP	2 - Good	Good site with some key occupiers. Well located with good accessibility.	Average	Former Home Brewery premises refurbished to provide Premises for Notts CC. New Vauxhall dealership, Royal Mail depot and McD's. Frank Key's builders merchants yard and numerous smaller second hand workshops along Portland St and Morley St. Mix of age and style, some better than others, overall assessment average.	Good	Frontage on to Mansfield Road (A60), positioned close to Nottingham's outer ring road. Generally a commercial area.	Retain

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