

PRIME LOGISTICS DEVELOPMENT SITE



FOR SALE

MANTON WOOD S80 2RT

27.30 ACRES



DEVELOPMENT SUMMARY

- Manton Wood provides an oven ready logistics development site, only 1.25 miles from the A1.
- Phase 1 has already been developed and was completed in 2020, measuring 538,280 sq ft and is occupied by DHL Supply Chain Ltd.
- Manton Wood is a strategic East Midlands location due to its proximity to the A1 and J30 & J31 of the M1.
- The site is held Freehold.
- The site extends to 27.30 acres and is split into two plots as follows:
MW2 - 21.54 acres / MW3 - 5.76 acres
- Planning Permission was secured for the following:
MW2 - 459,403 sq ft / MW3 - 97,035 sq ft
Total - 556,438 sq ft
- The site benefits from being COMAH ready, subject to the building meeting the required specification.
- MW2 clear height of 18.0m with approx 50% of the building capable of increasing to 38.0m clear height
- MW3 clear height of 15.0m
- New road infrastructure is in place to the entrance of both plots.
- Gas, Electricity, Water and Telecoms connections are in place to the site boundaries.
- The site benefits from having 2.5MVA available. The vendor has paid for the connections to MW2 & MW3. We understand that there may be capacity within the network for an additional 4MVA, subject to a successful application to the network operator, which would allow up to a total of 6.5MVA for Plots 2 and 3.





LOCATION

Worksop is in the county of Nottinghamshire approximately 24 miles (39 km) north west of Nottingham, 40 miles (64km) south of Leeds and 60 miles (96km) south east of Manchester.

Worksop benefits from outstanding connectivity to the Midlands, Yorkshire and the North, owing to its strategic positioning just 1.25 miles from the A1 and 10 miles east of Junction 31 of the M1 Motorway. The A57 runs on the east west axis immediately to the south of Worksop, whilst the A1 runs on the north south axis to the east.



Ports	Miles	Drive-time
Immingham	52	1 hr 17 mins
Hull	55	1 hr 25 mins
Liverpool	93	2 hr 39 mins
Felixstowe	167	3 hr 12 mins
Southampton	187	3 hr 41 mins



Distance	Miles	Drive-time
Worksop	3	8 mins
Sheffield	13	20 mins
Nottingham	24	55 mins
Leeds	40	1 hr 16 mins
Manchester	60	1 hr 52 mins
London	150	3 hr 18 mins



By Road	Miles	Drive-time
A1	1.25	5 mins
M1 (Jct. 31)	10	25 mins
M18 (Jct. 2)	16	25 mins

SITUATION

The site itself is accessed via the A57, providing immediate access to the A1 and J31 of the M1 Motorway. The A1 is just 1.25 miles east of the subject site and feeds directly to the M18 and M62. Worksop benefits from good rail services, with Worksop Railway Station providing regular direct services to Sheffield, Leeds and Lincoln. Both London and Manchester can be accessed directly via Sheffield Station which is just 30 minutes from Worksop. Manchester Airport, East Midlands Airport and Leeds Bradford Airport are also all located within a 60 mile radius of Worksop.

The location is also strategically located close to several key ports, namely, the Port of Hull and the Port of Immingham which are both within 55 miles north east of Worksop. The Port of Immingham is the UK's largest port by tonnage, handling around 55 million tonnes per year. The port can handle vessels carrying cargoes of up to 130,000 tonnes and is less than 24 hours from a European market of over 170 million people.



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DEMOGRAPHICS

Unemployment Rates

- UK – 3.8%
- Yorkshire & The Humber- 4.2%
- North East- 5.4%
- East Midlands – 2.8%

Average annual salaries

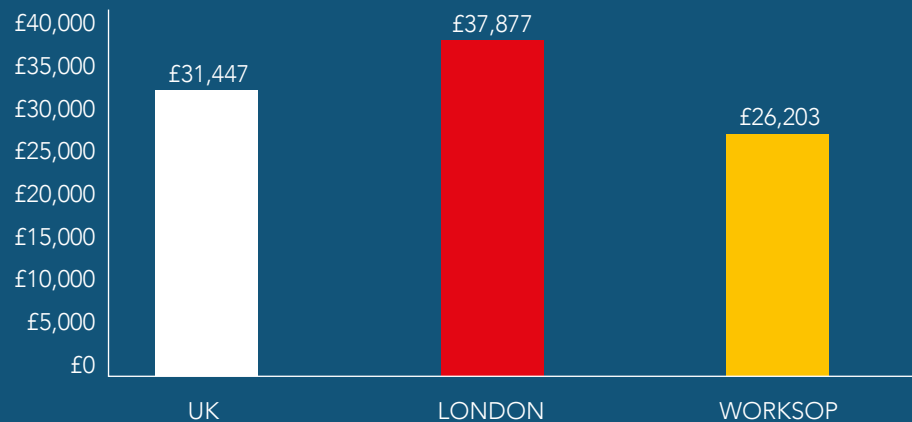
- UK- £31,447
- London - £37,877
- Bassetlaw (Worksop) - £26,203

Worksop is considered a key distribution location given its strong demographic and locational characteristics. As labour is becoming more and more critical in terms of occupier's warehousing decisions, Worksop is perfectly suited to accommodate modern occupier needs going forward. This can be further illustrated by the fact that Amazon, B&Q, Next and other major occupiers have been committing to significant warehouse facilities in the northern East Midlands and Yorkshire over the last 24 months.

Worksop sits in Bassetlaw within the Sheffield City region which has a total population of 1.8m people. The South Yorkshire region has the largest resident and working population in the UK, outside London and the South East, with a population of 1.34m.

- Almost 3 million people can reach Manton Wood within a 45-minute drive
- Average salaries in Bassetlaw (Worksop) are 16% below the national average for the UK.
- Over 1.4m working age people live within a 24-mile radius

AVERAGE ANNUAL SALARIES



CGI of the proposed scheme.

Source: ONS



Almost 3 million people can reach Manton Wood within a 45-minute drive.



Average annual salaries in Worksop are 16% below the national average for UK.



Over 1.4m working age people live within a 24-mile radius.

UNEMPLOYMENT RATES

- UK – 3.8%
- Yorkshire & The Humber – 4.2%
- North East – 5.4%
- East Midlands – 2.8%



PLANNING

THE PLANNING STATUS OF THE SITE IS AS FOLLOWS:

Unit No.	Application Reference	Application Type	Date of Permission	CIL Liable?	Extant?	If not extant, date before which development must commence
Sitewide	18/00737/OUT	Outline	04/12/2018	N/A	✓	04/12/2028*
Unit 1	19/00330/RES	Reserved Matters	29/05/2019	✓	✓	N/A
Unit 2	22/00734/RES	Reserved Matters	27/10/2022	✓**	✗	27/10/2024
Unit 3	20/00620/FUL	Full	14/09/2020	✓**	✗	Lapsed
Unit 3	22/00756/VOC	Variation	withdrawn	✓**	✗	Withdrawn

*This is the date by which reserved matters applications must be made, with development required to be commenced within 10 years or 2 years of the final reserved matters being submitted (whichever is the later).

** Units already consented are CIL liable, new consents will not be liable

Sitewide Outline Planning Permission - Manton wood outline planning permission 18/00737/OUT

An application was made for the following:

“Outline Planning Permission with All Matters Reserved to Provide up to 93,000sqm of Employment and Distribution Development (Use Classes B1, B2 and B8) Utilising the Recently Constructed Access onto the A57”

Bassetlaw District Council (BDC) granted the outline planning permission ('OPP') on 04 December 2018 ('the Sitewide OPP'). The Sitewide OPP allows for reserved matters applications to be made up to 10 years from the date of the permission, i.e., 04 December 2028.

Unit 2 Reserved Matters Permission 22/00734/RES

BDC granted a second reserved matters permission for Unit 2 on 27 October 2022 for:

Reserved Matters Application Seeking Approval for Appearance, Landscaping, Layout and Scale for the Erection of Phase 2 of DHL Manton Wood, Comprising Employment and Distribution Floorspace (Class B2 and B8) with Ancillary Office Space (Class E(g)) and Outdoor Amenity Space, Internal Access Road, Footpath, Cycle Routes and Storage, Drainage Works, Associated Car and HGV Parking, Associated Warehousing Plant and Infrastructure. Pursuant to Outline Application 18/00737/OUT.

There are no conditions attached to the Unit 2 permission that require discharging prior to commencement of development. The site preparation and enabling works have already been carried out pursuant to the reserved matters permission for Unit 1 (ref: 19/00330/RES).

Please note, any revised scheme for Unit 2 would require a new reserved matters to be submitted. A new permission would not be liable to any CIL, due to a new CIL Charging Schedule soon to be adopted with nil liability for B8.

Unit 2 incorporates a 38m high bay that accounts for the southern half of the building footprint. The low bay component allows for 18m to haunch. The schedule of accommodation is set out in the table below:

Description	Gross Internal Area (GIA) sqm
Warehouse Area	40,794
Offices (incl. Transport Office)	1,858
Gatehouse	27
Total Area	42,679
Parking Spaces	Number
HGV parking	60
HGV loading/docking stations	43
HGV level access stations	4
Car parking spaces	386
Active electric vehicle parking spaces	38
Passive electric vehicle parking spaces	38
Disabled parking	20
Motorcycle parking spaces	39
Bicycle parking spaces	40

PLANNING

Unit 3 Full Planning Permission 20/00620/FUL

BDC granted full planning permission on 14 September 2020 for:

Erect Employment and Distribution Development Floorspace (Use Classes B1, B2 and B8), Drainage Works, Associated Car and HGV Parking, Associated Warehouse Plant and Infrastructure, Utilising the Existing Access Off A57

Site preparation and enabling works for the Unit 3 site have already been carried out pursuant to the Unit 1 reserved matters permission (as is the case for Unit 2).

Please note, this permission has now lapsed. Any revised scheme for Unit 3 would require a new application to be submitted. A new permission would not be liable to any CIL, due to a new CIL Charging Schedule soon to be adopted with nil liability for B8.

Unit 3 – Amended proposals 22/00756/VOC

The vendor sought amendments to the Unit 3 planning permission via a section 73 application. This application was submitted on 31 May 2023. The primary amendments sought were to introduce 3 mezzanine storeys within the building, with associated adjustments to the parking provision and layout. No changes to the building heights were proposed. The delivery of additional floorspace was agreed in principle with the local highways authority prior to withdrawal.

Unit 3 accommodation schedule, as approved and as proposed:

Description	As lapsed (sqm)	As agreed in principle (sqm)
Warehouse Area	8,082	7,812
Main Office	404	1,100
Transport Office	-	75
Mezzanine (3 storeys)	-	15,225
Gatehouse	27	27
Total	8,514	24,239

Description	As consented	As proposed
Loading docks	9	11
Level access	4	2
Car parking	83	127
Car charging points	9	13
Accessible spaces	4	7
Motorcycle spaces	9	5
Cycle spaces	10	59

This application has been withdrawn (although it showing as pending online). The operational full planning permission (20/00620/FUL) has now lapsed.

Please note that the Outline Planning Permission for the whole site is 93,000 sq m, is currently utilised by Units 1 and 2. Unit 3 had Full Planning Permission for an additional 8,514 sq m of space but this consent expired on 14/09/2023. However, due to the site allocation, outline planning for the site and the precedent created from the expired Full Planning Permission, securing a new consent for Unit 3 should not be challenging. Also note, that Unit 2 could be reconfigured to “release” floorspace to allow Unit 3 to be delivered under the Outline Planning Permission if desirable.

THE SITE

Manton Wood has, and continues to receive strong occupier interest primarily due to its abundant labour supply and favourable locational demographics. The area has become an established logistics location with national occupiers including B&Q and DHL.

The site extends to approximately 27.30 acres (11.05 Ha) and the site area is split as follows:

MW2 - 21.54 acres

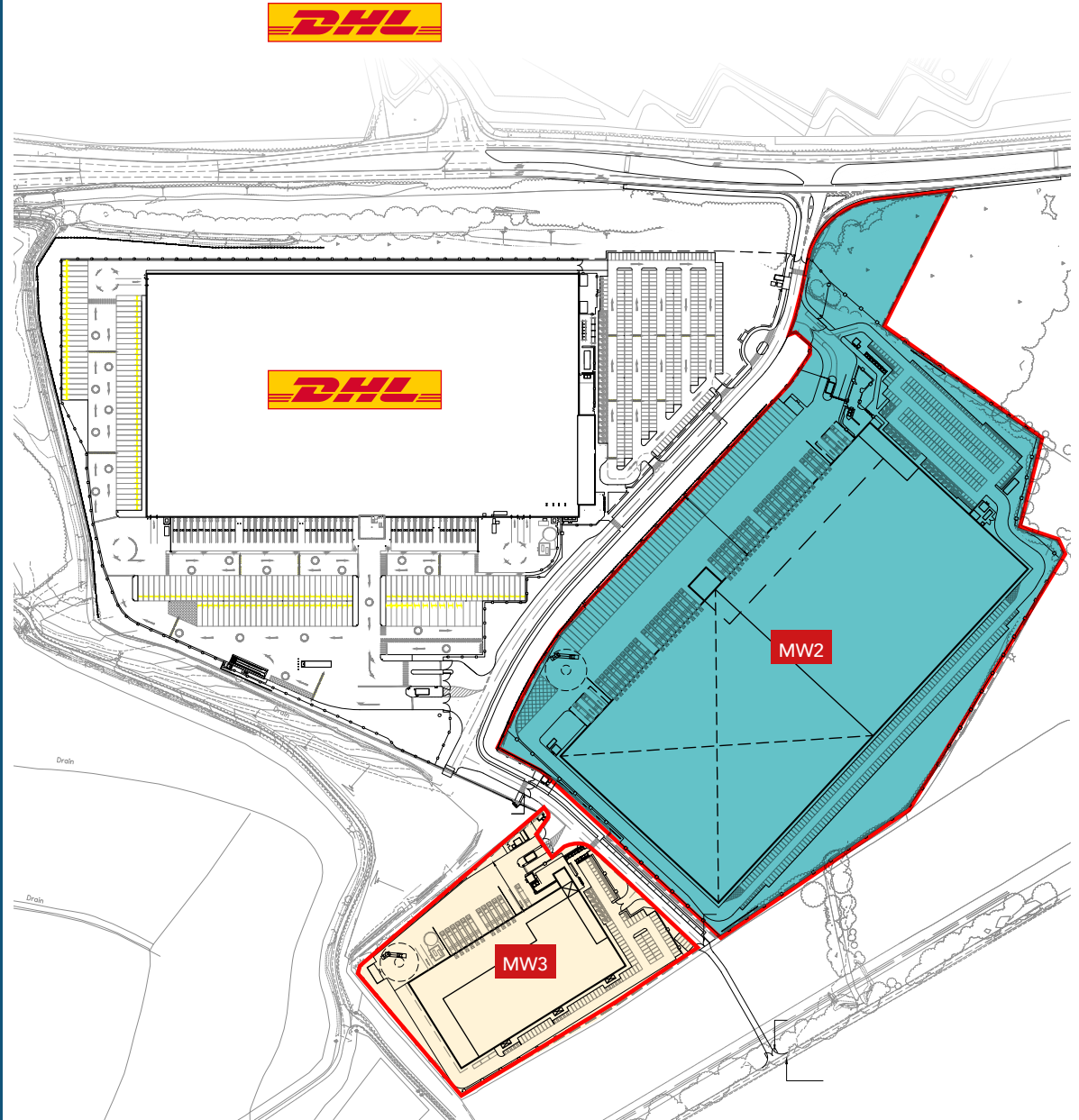
MW3 - 5.76 acres

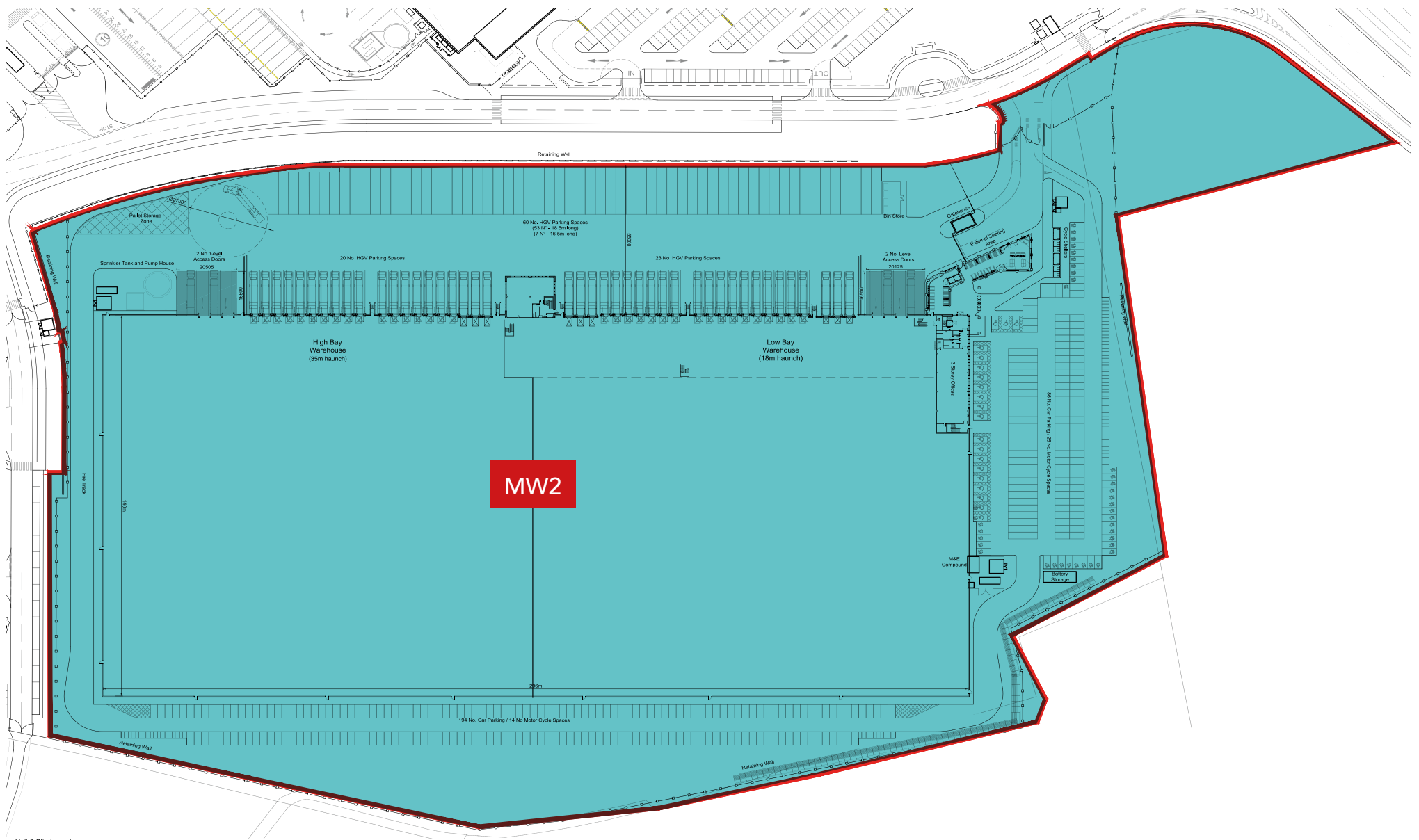
Planning permission was secured for the following floor areas:

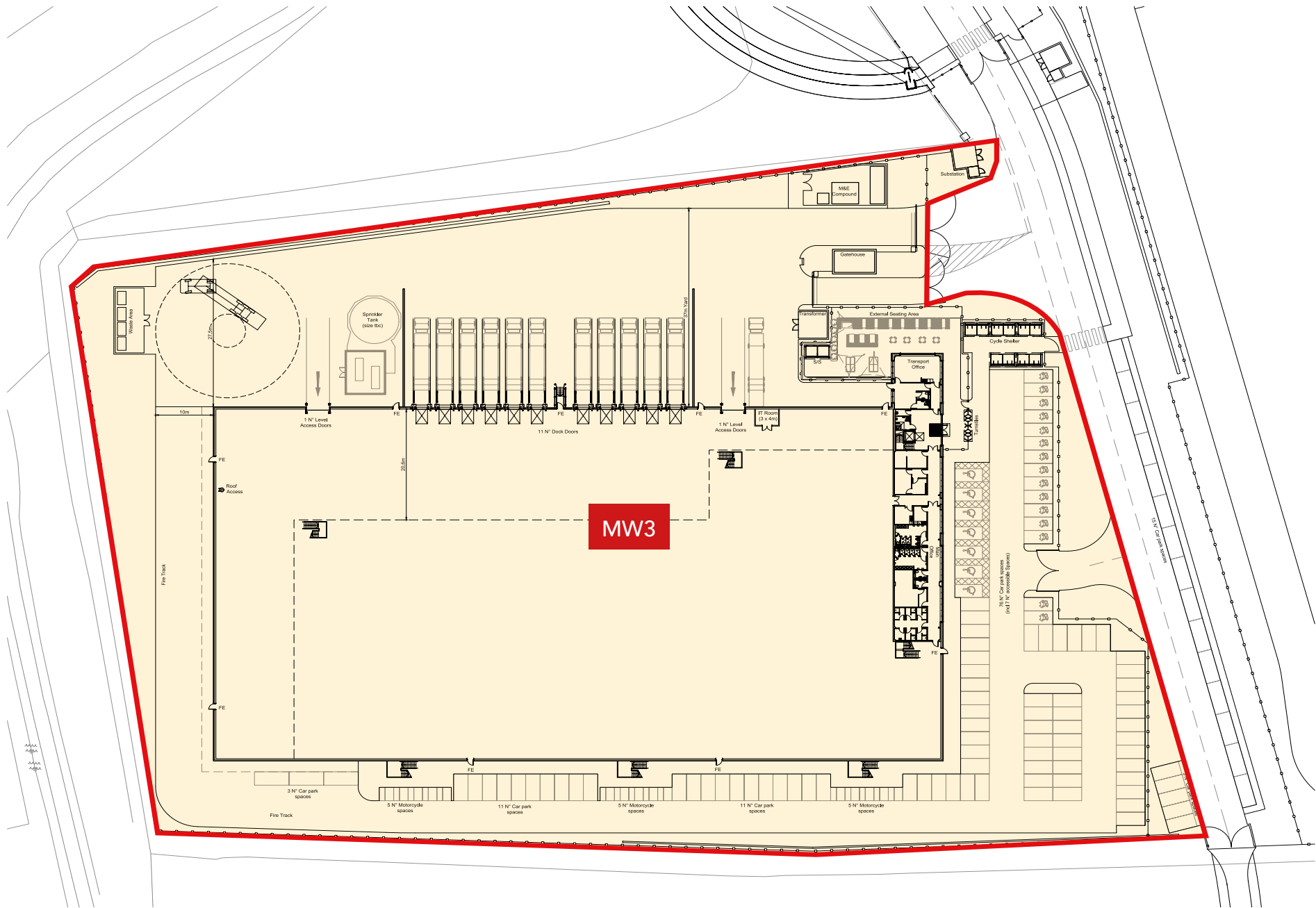
MW2	Area (sq ft)	Area (sq m)
Warehouse	439,103	40,794
3 Storey Offices (incl Transport Office)	15,000	1,394
Gatehouse	300	28
2 Storey Transport Office	5,000	465
Total	459,403	42,680

NB: Tenant may choose to construct a 35,000 sq ft structural mezzanine

MW3	Area (sq ft)	Area (sq m)
Warehouse	84,085	7,812
3 Storey Offices	11,840	1,100
Transport Office	810	75
Gatehouse	300	28
Total	97,035	9,015
Grand Total	556,438	51,695







PROPOSED SPECIFICATION

- MW2 & MW3 have been designed to offer state of the art logistics space extending to 556,438 sq ft.
- Both MW2 & MW3 benefit from being Top Tier COMAH ready, which enables occupiers to store hazardous materials in the facility safely, subject to the development meeting the required standards. The vendor has decided to register this site specifically with COMAH status at its own cost.

MW2

- The proposed units have been designed to have an EPC rating of A and a minimum BREEAM rating of Excellent.
- Minimum clear eaves height of 18.0m with approximately 50% of the facility being capable of offering 38.0m clear height.
- 43 dock level loading doors and 4 level access loading doors.
- 60 HGV parking spaces and 380 car parking spaces, which includes 38 car charging points.
- Uniform floor loading of 60 kN/m² and 100kN/m² to the high bay area.
- Maximum yard depth of 55m.
- The occupier may choose to construct a 35,000 sq ft structural mezzanine to be constructed out of steel and concrete, with a minimum eaves height of 8.4m.

MW3

- The proposed units have been designed to have an EPC rating of A+ and a minimum BREEAM rating of Excellent
- Minimum clear eaves height of 15.0m.
- 11 dock level loading doors and 2 level access loading doors.
- 121 car parking spaces, which includes 15 car charging points.
- Uniform floor loading of 60kN/m².
- Maximum yard depth of 37m.

TENURE

The property is held Freehold.



CGI of the proposed scheme.



CGI of the proposed scheme.

CONSULTANT TEAM

The following consultants have advised on the site.

- Architects – UMC Architects
- Geo-Environmental - Delta Simons
- Planning Consultant – Quod Planning
- Mechanical and Electrical Engineers – Synergy Building Services Solutions
- Structural Engineer – HDR Bradbrook Consulting

DATA ROOM

Access to the data room is available upon request.

VAT

The property has been elected for VAT.

PROPOSAL

We are inviting offers for the freehold interest in the site.



TRANSACTION TEAM



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