

**FOR SALE**  
COMMERCIAL LAND

**NOTTINGHAM NG4 4LL**

# 13.4 acres (5.42 hectares)

## Gedling, Nottingham

**COLLIERY WAY, GEDLING,  
NOTTINGHAMSHIRE NG4 4LL**

What3Words /// loves.people.lights

Serviced and highly visible roadside plot on a major new through route

Adjacent to 1,000+ new homes with central Nottingham within 20 minutes

Outline planning permission for a mixed-use development in place

**Harworth**

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# Illustrative site plan



NET DEVELOPABLE AREA 5 ACRES

BROAD PLANNING CONSENT FOR A WIDE VARIETY OF USES



DRIVE-THRU  
FOOD



ROADSIDE  
RETAIL



LEISURE &  
GYMNASIUM



PUB &  
RESTAURANT



LIGHT INDUSTRIAL  
& EMPLOYMENT



LOGISTICS &  
DISTRIBUTION

## The Site

Prominent roadside commercial land opportunity on a major new link road

Ideal position for roadside leisure and retail use

Fast last mile logistics access to the Nottingham City region

More than 1,000 new homes and a country park on the doorstep

Existing income generating occupier

### Ideal for roadside retail

The long frontage to Colliery Way, plus direct access from the roundabout, presents an ideal roadside, leisure and retail opportunity. Significant interest has already been received from a major supermarket and fast food chain.

### Superb last mile location

The opportunity is positioned immediately opposite a fast-growing development of over 1,000 new houses. Colliery Way offers fast access to central Nottingham, with nearly 2.78 million consumers living within 45 minutes by van.

### Positioned next to a popular Country Park

Immediately adjacent to the site lays the 580-acre Gedling Country Park. Pedestrian access from the housing estate opposite is made via a path at the eastern end of the opportunity.

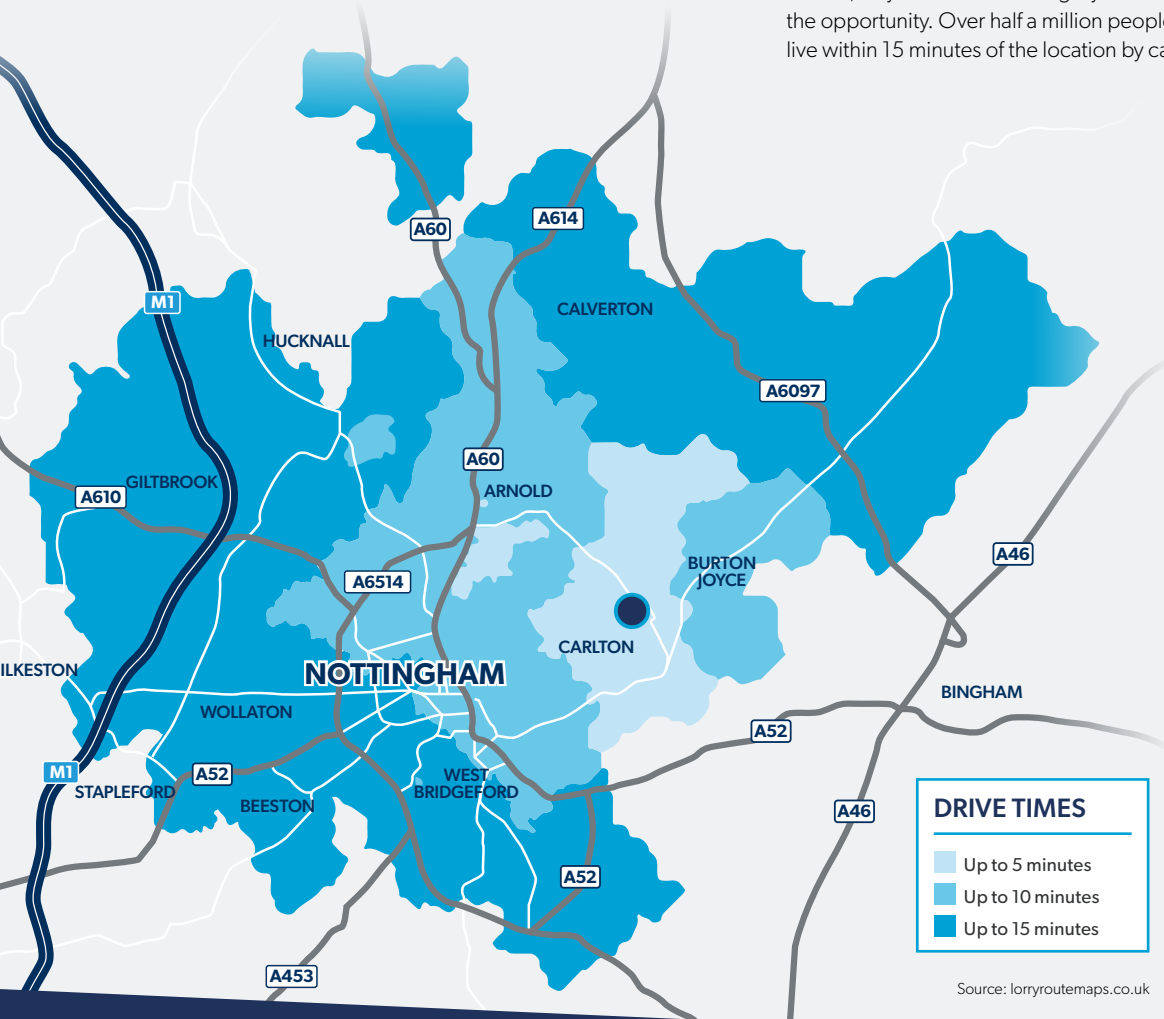


# Large consumer base on the doorstep

The opportunity is situated within the fast-growing town of Gedling, on the edge of Greater Nottingham.

A number of large scale new housing developments are clustered around Colliery Way. Established areas such as Mapperley, Arnold, Daybrook and Gedling lay close to the opportunity. Over half a million people live within 15 minutes of the location by car.

Colliery Way presents a major new access route into the area. At the western end lies the A60, the main north-south route into the heart of Nottingham. At the eastern end, the A612 connects to the city centre, areas south and East of Nottingham, and the A46.



**20 MINUTES TO NOTTINGHAM CITY CENTRE BY CAR OR VAN**

**517,403**  
CONSUMERS WITHIN 15 MINUTES BY CAR

**249,835**  
CONSUMERS WITHIN 10 MINUTES BY CAR

**49,804**  
CONSUMERS WITHIN 5 MINUTES BY CAR

## Services

All mains services are available to the site. Specific utility capacity is subject to ongoing negotiation.

## Planning

The site has received outline planning permission for employment and complimentary road side uses. Interested parties are advised to make their own investigations to the Local Planning Authority.

An information pack including the following is available online:

- Occupational and legal agreements
- Ownership Plans
- Planning Permission
- Remediation Strategy and Constraints Plan
- Title pack

The planning reference is 2017/1571 and can be viewed on Gedling Borough Council Website.

## Tenure

The site will be made available for Freehold Sale.

## Price

Price available on application. VAT will be charged in addition to sale prices/rent at the current rate.

## Legal costs

Each party is to be responsible for their own legal costs.

Colliery Way, Gedling, Nottinghamshire NG4 4LL

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### Occupational Tenant

- Tenant:** Infinis (formerly Alkane Energy Plc)
- Term:** 25 years from 28th June 2012, expiring 27th June 2037.
- Rent:** £15,000 per annum, to be reviewed every tenth year. Plus 2% of gross profit.



# ABOUT HARWORTH GROUP

Harworth Group plc is one of the leading land and property regeneration companies in the UK, owning and managing approximately 13,000 acres on around 100 sites in the North of England and the Midlands.

We create sustainable places where people want to live and work, delivering thousands of new jobs and homes in the regions.

Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic significance and are at the forefront of regeneration in the UK.

For more information visit [harworthgroup.com](http://harworthgroup.com)

## Contact & further information



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