

BUILDING A BETTER NOTTINGHAM

Development Opportunities Strategic Sites

October 2018



**Nottingham
City Council**

Nottingham Overview

Nottingham is changing fast. The city council is determined to make sure the city compares with the very best of European regional capitals and is leading its transformation to one in which people choose to live, can get quality jobs and enjoy a healthy and sustainable lifestyle.

Our reputation in the cutting edge sectors of life sciences, clean technology, and creative digital continues to gather momentum, as well as being widely recognised for smart innovation in sustainable transport, housing and energy.

Alongside a clear focus on jobs and skills in our Growth Plan, we are investing in infrastructure, for example the extension of the Nottingham tram network, building hundreds of new council homes, and creating new places along with revitalising existing ones by bringing forward city centre and neighbourhood development sites.

Nottingham already has dynamic business sectors, but we are creating the environment for more to thrive, often led by our universities, in areas like the Creative Quarter and the Enterprise Zone. There's a lot more to be done, but we believe we've made a great start. We are not doing this alone of course but in conjunction with other significant players in Nottingham. When you consider the combined development programmes of Boots, The University of Nottingham, Nottingham Trent University, Nottingham University Hospital Trust and intu (improving two shopping centres) it is clear we are experiencing unprecedented change, working towards meeting our aims of becoming a green, sustainable, entrepreneurial European city where everyone has the opportunity to succeed.

Around £1.0 billion is currently being invested in and around Nottingham by a combination of public and private sector funds covering regeneration, built environment, transport and infrastructure. Nottingham is undergoing one of the most far-reaching and exciting development programmes in Europe.

The planned major redevelopment of our Southern Gateway, Creative Quarter and Waterside areas, and two retail shopping centres ensure that Nottingham is the place to be for new opportunities. Combine this with a £750 million investment in creating an integrated transport hub, work to improve our award-winning tram network, the widening of arterial routes into the city and the establishment of ultra high-speed broadband, and you have a city that's serious about investing in its future.

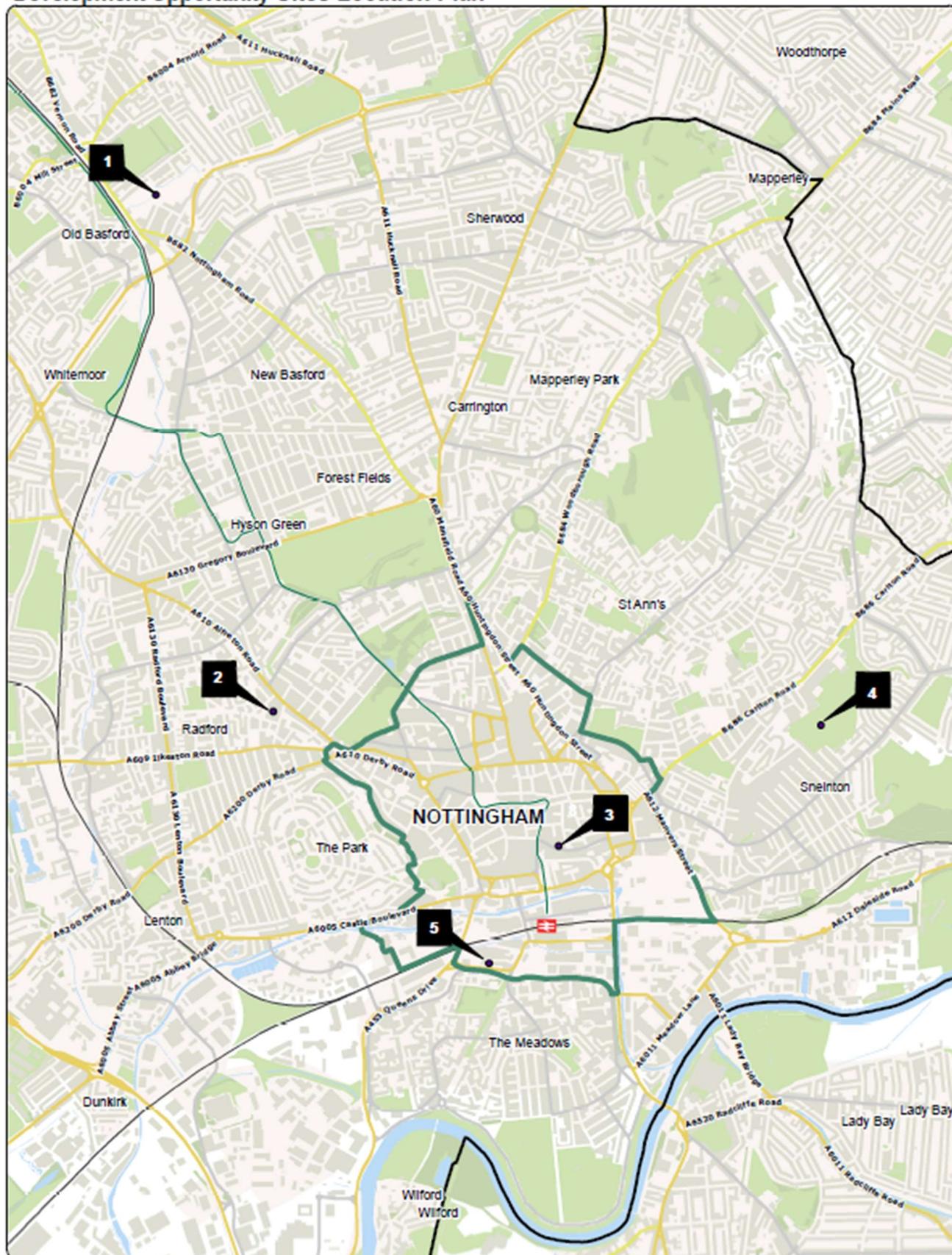
Our tram network doubled in size in 2015, with the opening of lines of Chilwell and Clifton. The extended 32km network now serves 20 of the 30 largest employers in Greater Nottingham, both universities, the Queen's Medical Centre, key regeneration sites, nearly 30% of the Greater Nottingham population and all three Nottingham junctions of the M1. It can serve up to 20 million passengers a year and is a key part of the city's plans to support economic prosperity.

This brochure highlights key sites and buildings that are currently either vacant or have not been developed, which we consider have potential to attract immediate developer or occupier interest. For further information on these development opportunities or to access the city council's development services including the pre-app planning advice and the developer protocol please feel free to contact us.

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Development Opportunity Sites Location Plan



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Key

● Development Opportunity Sites

▭ City Centre Boundary



Plan Ref No: 1 – Vernon Road Site

Former Johnsons Dyeworks



Ownership: The site is in three ownerships with the city council owning the only building on the site which is in the southwest corner. Previous uses of the rest of the site include bleaching and dyeworks however these areas are now vacant.

Proposed Use: Residential (C3, predominantly family housing) and employment (B1).

The site is located immediately adjacent to the Day Brook and the ecological value of this feature should be enhanced through development. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment and flood risk mitigation measures. At least an 8 metre strip either side of the to the water course will need to be kept free of obstruction for essential maintenance and flood risk management.

The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area and Hazardous Installation Consultation Zone and part of the site to the south east is within an archaeological constraint area - prior consultation required.

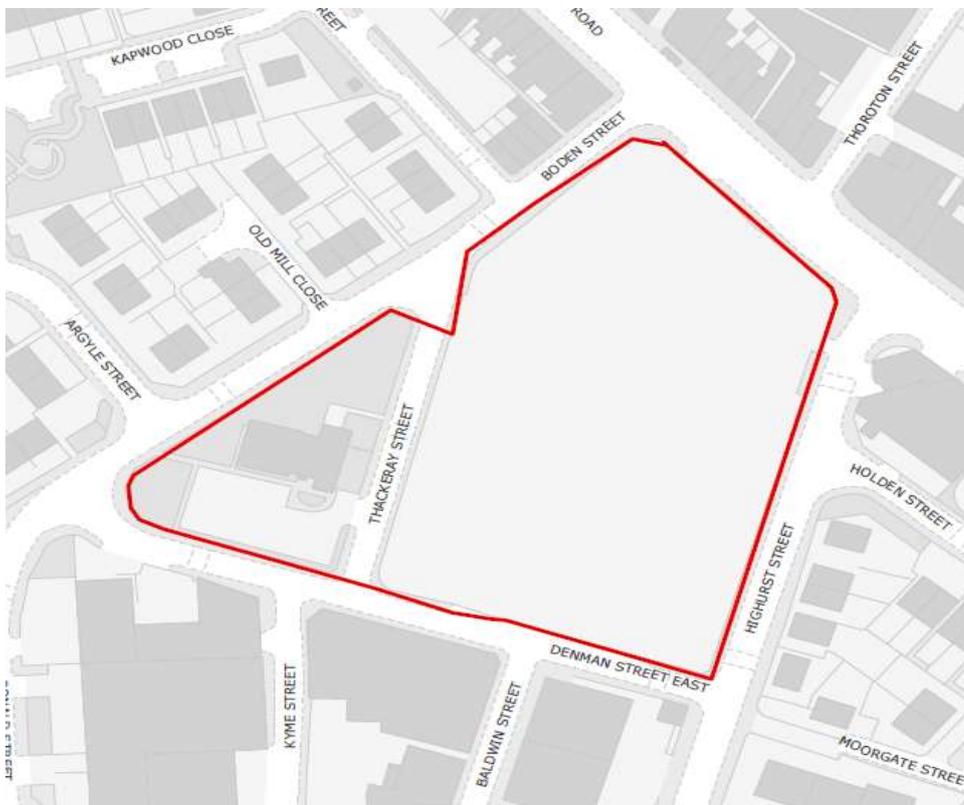
For further information please contact:

Phil Daniels, Director
Fisher Hargreaves Proctor Ltd.
Email: phil@fhp.co.uk
Tel: 0115 908 2103

Plan Ref No: 2 – Alfreton Road – Avitus Site

Formerly known as Forest Mill & Club One

Alfreton Road-Forest Mill & Club One Sites



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Site Area: A 3.03 acre (1.22 ha) site of former industrial buildings on Alfreton Road is largely cleared to pave the way for future development.

This is an important and dominating site in the local area on an arterial route close to the city centre. It is a priority of Nottingham City Council (NCC) to enable the comprehensive redevelopment of this site.

Planning permission (Hybrid) has been granted for the development of 310 apartments and townhouses on this site, along with ground floor retail units facing onto Alfreton Road.

Nottingham City Council is looking to work with the owners of the site to progress a landmark development within a high profile location and enhance this area.

The site is within Gamble Street/Alfreton Road Conservation Area and majority of the buildings have been demolished. Demolition of the remaining buildings is expected take place at the beginning of 2019.

The site presents an opportunity for a mixed-use comprehensive development scheme based on the following:

- Student accommodation
- Residential apartments
- Retail

This development opportunity is being targeted to developers, Investors and end users.

For further information please contact:

Jacob Jebreel
Maryland Securities
Email: Jacob.jebreel@marylandsecurities.co.uk

Plan Ref No: 3 – County House, 23 High Pavement



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Site Area: Site area is approximately 0.22 acres (0.09 hectares).

Ownership: The property is owned in private ownership.

High Pavement is one of the major thoroughfares in the heart of the Lace Market, east of the city centre. Bar and restaurant operators in the vicinity include Pitcher & Piano, Yo! Sushi and All Bar One.

The property is adjacent to the Cock & Hoop Public House, The Lace Market Hotel and opposite the Galleries of Justice and Nottingham Contemporary.

County House was built as a private house in the middle of the 18th century and later became the accommodation for circuit judges. The property is constructed principally of brick elevations beneath pitch slate covered roofs and having an asymmetrical stone and rendered brick frontage to High Pavement. It would appear that the property was originally two distinct buildings. The High Pavement frontage is imposing, incorporating fluted pillars, pilasters, double height windows and a small balcony.

The building is basically U shaped in plan, having a three storey frontage to High Pavement, a primarily three storey wing running back along the western flank and a part single and part two storey wing to the eastern flank, as viewed from High Pavement.

The property is Grade II Listed and lies within the Lace Market Conservation Area. Furthermore, it is understood that the property has a current authorised use as offices (Class B1).

The property is available on a leasehold basis on flexible terms.

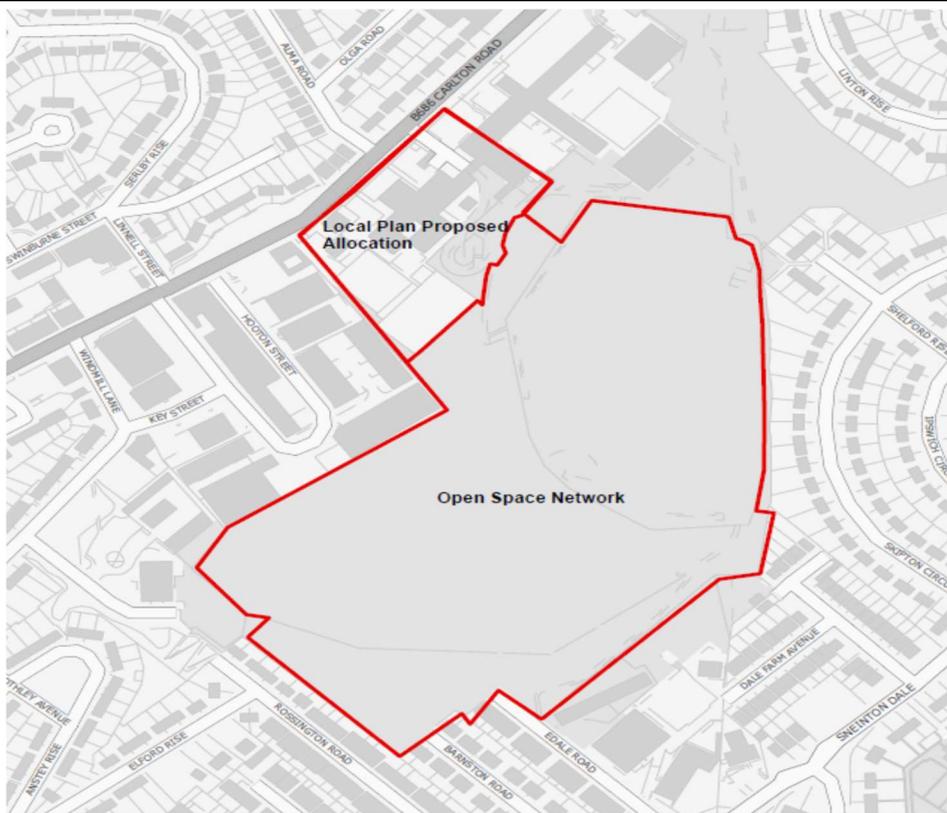
The property is currently being marketed by agents Savills.

For further information please contact:

Victor Ktori
Savills
Email: vktori@savills.com
Tel: 0115 9348171

Plan Ref No: 4 – Carlton Road Site

Carlton Road (Castle College)



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Site Area: 25.57 acres (10.35 hectares).

Ownership: This site is in private ownership.

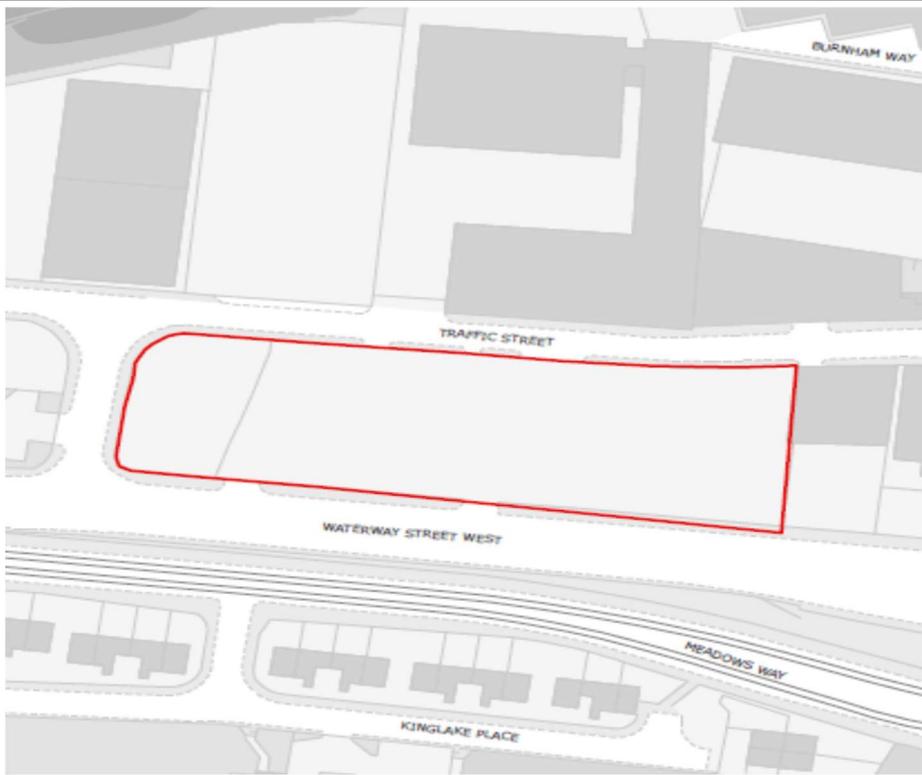
A unique 25 acre mixed use opportunity situated along a gateway route east of Nottingham city centre. The former college site is located from 1 mile from the centre and is easily accessible by car and foot. The site is suitable for residential, employment and education uses.

A masterplan has been prepared, and a planning application is due to be submitted in late 2018 to unlock the full development potential of the site.

For further information please contact:

Max Kwan
RH Developments
Email: mkwan@rhdevelopments.com
Tel: 0115 987 3988

Plan Ref No: 5 – Truelove Property – Traffic Street Site



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Site Area: Site area is approximately 1.02 acres (0.41 hectares).

Ownership: The site is in the private ownership of Truelove Properties. The site is currently cleared and vacant used as a temporary surface level car park.

The site is in close proximity to the city centre, train station and tram routes. The area is part of the “Canal Quarter”, which currently consists mainly of light industrial sheds. Development

of this site could act as a catalyst for surrounding sites, helping to create a more vibrant area linking the Meadow area to the city centre.

This site presents a development opportunity which could include primarily offices, residential, light industry/research & development.

This development opportunity could be suitable for the following:

- Developers
- Investors
- End users

For further information please contact:

Paul and Jackie Truelove

Truelove Properties

Email: paultruelove2@live.com & jackie.truelove@trueloveproperty.co.uk

Tel: 01522 526 979

CREDITS

Nottingham City Council would like to thank all Partners who have contributed to this document.

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This document has been compiled based on background information that has been provided for reference. It has not been amended and may include data that is out of date due to changes to the legislation and/or guidance. All parties are advised to carry out its own due diligence to satisfy itself rather than rely on the information.

CONTACT US

For more information please contact:

Sam Comerie

Nottingham City Council

Regeneration team

Email: regeneration@nottinghamcity.gov.uk

Tel: 0115 876 2339

