Strategic Employment Land

A57, Shireoaks Common, Worksop

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FOR SALE – Strategic Employment Land, A57 Shireoaks Common, Workosp

Strategic Employment Land, Worksop

Fisher German LLP is pleased to bring to market a key North Nottinghamshire development site, in conjunction with Hallam Land Management.

Summary:

- 17.9 hectares (44.23 acres) employment land site
- Revised Planning Application running B1, B2 & B8
- Higher value uses proposed, A3, A4 & PFS
- New access proposed off the A57
- Strategic location on the gateway to Worksop
- Available as a whole or could be split
- Situated equidistant from the M1 and A1

Key features

- Strategic commercial development site
- Proposed higher value uses on part
- Available as a whole or may consider splitting
- Net Area approximately 12.6 hectares (31.13 acres)
- £ Potential LEPP funding for access
- £ Offers Invited

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Description

The site extends to some 17.9 hectares (44.23 acres) and is presently in agricultural use. The land is relatively level and irregular in shape and is proposed to be served via a new access taken directly from the A57 as shown on the Masterplan within these particulars. The site should be capable of sub-division with a northern and southern sections proposed to be served off an internal roundabout.

The site currently has an outline planning consent which was tied to a larger planning consent which incorporated the residential development which is currently taking place to the west of the site. A new planning application was submitted in March 2018 for a revised scheme which incorporates some higher value uses to approximately 1.6 hectares at the front of the site which include petrol filling station, convenience store, takeaway/ drive thru and pub/ restaurant.

The site is being offered as a whole with consideration being given to splitting the site into smaller parcels of land to accommodate occupiers/ developers requirements. Further details regarding this can be obtained from the sole agents.

Land to the west of the site is currently being developed by Harron Homes for 175 residential units.

Location

The site is located in a strategic position adjacent to the A57 on the north western periphery of Worksop and north of the large village of Shireoaks. Shireoaks benefits from local amenities including shops and a post office and also has a railway station. More substantial facilities can be found in Worksop town centre which lies approximately 2 miles distant.

From a regional perspective, Shireoaks is ideally situated to access the major national roadways with the M1 Junction 30 and 31 both approximately 6 miles distant to the east of the site. Junction 34 of the A1 is equally accessible situated 7 miles to the west.

Train services are available from Shireoaks and Worksop train stations, with access to London in under two and a half hours. International flights are readily available from Doncaster Sheffield airport, 17 miles to the north and East Midlands airport, some 44 miles to the south.

Planning

Outline planning permission was originally granted over the larger site which incorporates a residential scheme to the west under planning application number 14/00223/OUT, the decision for which was granted on 18th January 2016. Since that original consent there has been a further consent for approval of reserved matters.

As that planning consent was tied to the residential scheme, a new planning application was submitted in March 2018 for a more comprehensive scheme of development which incorporates higher value uses towards the entrance to the site.

A full suite of planning and useful documents can be viewed via our data room, for access please contact the sole agents.

Terms and Tenure

We are initially seeking expressions of interest from both developers and occupiers, this will allow our clients to plan the disposal of the site. Following this initial marketing period, we anticipate inviting offers from those interested parties.

Centrally located with **M1 Junction 31** and **A1 Apleyhead junction** lying **6 and 7 miles away** respectively

Worksop is situated within the **Sheffield City Region** with a total population of **1.83 million people**

Annual salaries in Worksop **37% lower** than the national average

Population of Bassetlaw area is **114,800**

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The site is freehold and will be sold with vacant possession.

Services
We understand that all mains services are available close to the subject site although it will be the purchasers responsibility to ensure the availability and suitability of services for connection.

VAT
The property is opted to tax.

Viewings and Further Information
The site is visible in part from the A57. Please be aware that the land is currently farmed and we ask those interested parties not to enter the land without prior approval from Fisher German. For further information or to discuss your requirement, please contact either of the Surveyors detailed below.

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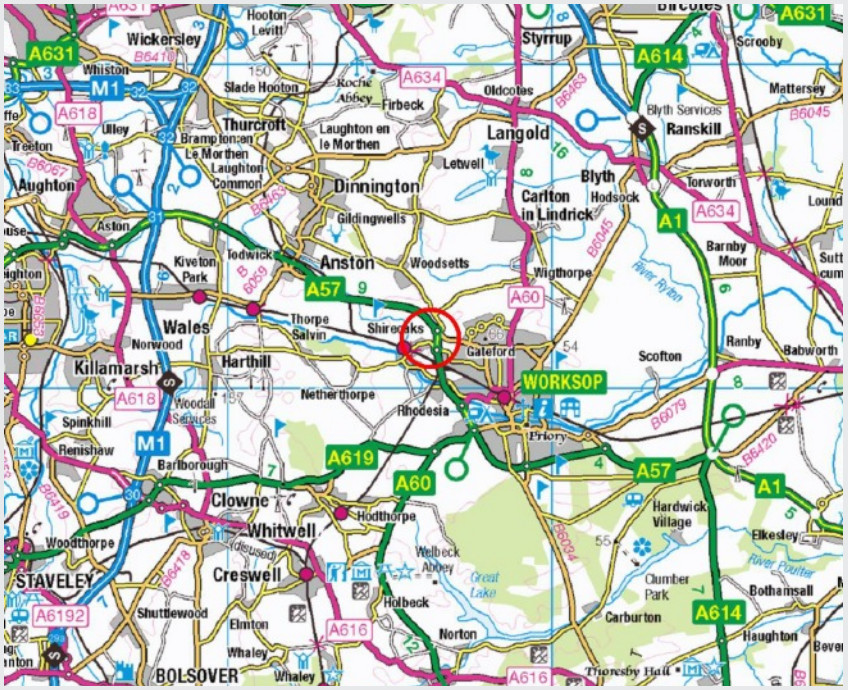

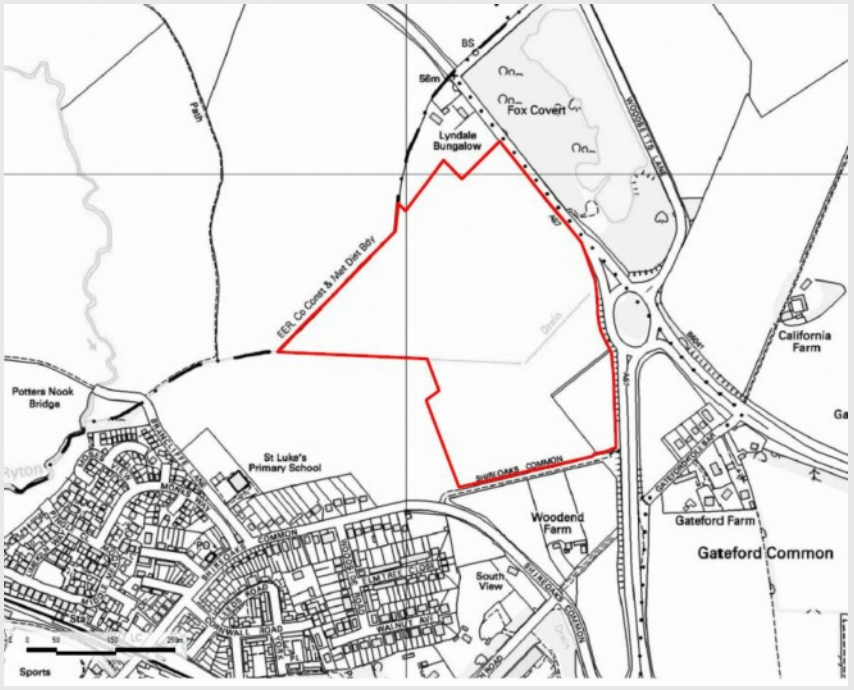

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