



Fernwood Business Park

NEWARK
NOTTINGHAMSHIRE

104.5 acre site

- Phase 1: 50 acres for Design & Build
- Existing B1 consent
- A1 frontage / fully serviced
- New business park roads already constructed
- Virtual freehold & leasehold packages available
- Suitable for a variety of complimentary alternative uses



A development by

STRAWSONS
PROPERTY



LOCATION

Fernwood Business Park is strategically located adjacent to the A1 and its junction with the B6326 approximately two miles south of Newark town centre.

The site has a main road frontage and is opposite a new housing development. Suitable for a variety of potential complimentary uses, such as a hotel, retail and leisure etc. (subject to planning).

The historic town of Newark is an important commercial centre in the East Midlands, some 130 miles north of London and within half an hour's drive of both Lincoln and Nottingham.

Newark, with a population of 35,000, is also a lively market town and has a wide range of shopping and recreational facilities. Sherwood Forest and Center Parcs are within easy reach.

TRANSPORT LINKS

The A1 provides a strong north-south link to London, with the M25 being approximately 100 miles south.

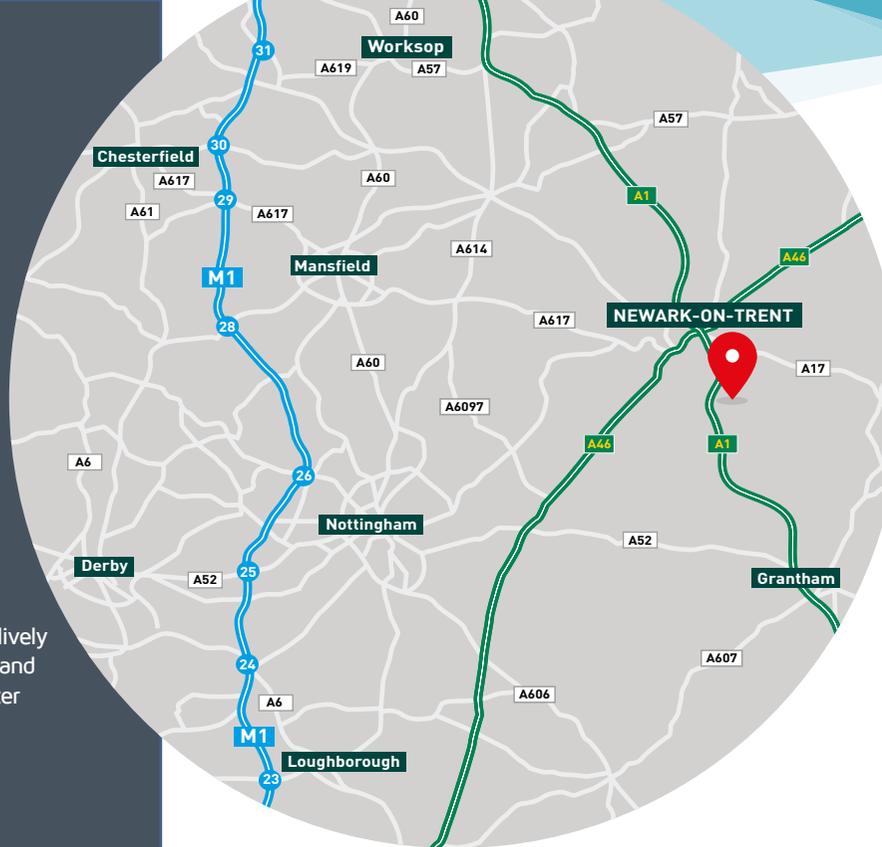
The A1 also provides an important link to the M18/M180 and northern motorway network.

The A46 trunk road by-passes the town and provides good links to Lincoln (16 miles), Nottingham (19 miles), Leicester (35 miles) and Humber ports (50 miles).

The A17 trunk road provides a further important link to Boston, King's Lynn and eastern ports.

Newark's mainline station provides a fast and frequent service direct to London's Kings Cross with a quickest journey time of just 77 minutes.

East Midlands Airport is within 1 hour and 20 minutes of the town.



DESIGN & BUILD

All types of buildings (e.g. offices, shops etc.) can be constructed to an occupier's requirements.

Leasehold terms available with rental dependant on specification.

LAND FOR SALE

Opportunities to acquire individual plots are available on a virtual freehold or leasehold basis.

PRICE

On application.

VIEWING

Viewing and further information via the sole agents:

Andrew France
AFrance@lsh.co.uk

Sam Elkington
SELkington@lsh.co.uk

PLANNING

The site is allocated for approximately 50 acres of B1 (office) development and suitable complimentary uses.

SERVICES

Fully serviced plots are available. Purchasers should make their own enquiries regarding the cost of connection.

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- Notes**
1. Do not scale this drawing. All dimensions must be checked/verified on site. 1/4"=1'-0" scale.
 2. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
 3. All dimensions in metres unless noted otherwise. All levels in metres unless noted otherwise.
 4. Any discrepancies noted on site are to be reported to the engineer immediately.
 5. The accuracy of the services information shown on this drawing cannot be guaranteed and is only an indicative representation. The information shown is based upon asset record drawings from statutory authorities. It is given without liability or warranty.
 6. The contractor shall be responsible for verifying the exact location of all statutory undertakers apparatus and other public/private drainage services in consultation with the relevant operator/service provider.
 7. BWB has the capability of tracing and recording on-site services with locations recorded on topographical survey data.

- Legend**
- Committed Plots
 - Available Plot

Rev	Date	Details of issue / revision	TM	JB
P2	17.09.18	Amended Base Drawing	TM	JB
P1	12.09.18	Preliminary Issue	TM	JB
Rev	Date	Details of issue / revision	TM	JB

Issues & Revisions

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Client:
KNIGHTWOOD DEVELOPMENTS LTD

Project Title:
FERNWOOD BUSINESS PARK

Drawing Title:
SITE OCCUPANCY PLAN

Drawn:	T. Moodley	Reviewed:	J. Bains
BWB Ref:	STR005	Date:	17.09.18
Scale@A1:	NTS	Status:	NTS

INFORMATION

Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
FBP-BWB-00-02-G-DR-012	S2	P2

Fernwood Business Park Site Occupancy

Plot	Area (Acres)	Status
A (Gym)	1.28	Committed
B	1.46	Available
C	2.00	Available
D	1.13	Available
E	1.50	Available
F	1.50	Available
G	1.51	Available
K	1.80	Available
L	1.58	Available
M	1.53	Available
N	0.93	Available
S	1.47	Available
Care Home	2.00	Committed
Free School	8.00	Committed
Tawny Owl Public House	0.85	Committed
Phase I & Phase II Offices	6.00	Committed
Wellness Centre	0.50	Committed