

Commercial Development Land
FOR SALE

A1 (B6326)

FERNWOOD
BUSINESS PARK
NEWARK NG24 3JP

4.56 Acres Gross

A1



Click to enter



Location

Aerial

Description

Planning

Tenure/Price

Accessibility

Contact

Location

Fernwood Business Park is strategically located adjacent to the A1 and its junction with the B6326, approximately 2 miles south of Newark town centre. Direct access to both the A1 north and south is available.

Newark is a popular town, with strong demographics and a mixture of local, regional and national occupiers. The town has an established employment offer both office and industrial and set for significant housing growth led by the Newark Growth Point of circa 3,500 houses.

Newark is situated 130 miles north of London, 23 miles north east of Nottingham and 19 miles south west of Lincoln. Newark is on the King Cross main line with a journey time of 1 hour 30 mins. East Midlands airport is within 20 miles of the town and Robin Hood Airport is less than 35 miles away.



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Local Occupiers

The land forms part of the established Fernwood Business Park. Occupiers include:

- 1 Code Fitness
- 2 Fisher German
- 3 Tomlinson
- 4 Newark Advertiser
- 5 Tawny Owl Family Pub

Approximately 2 miles south of Newark town centre. Direct access to both the A1 north and south is available.



A1



Location	Aerial	Description	Planning	Tenure/Price	Accessibility	Contact
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Description

Fernwood Business Park comprises a 38 acres (15.4 ha) business park with ancillary uses. Phase one was built out to deliver 15 office units providing a range of suites and buildings up to 10,070 sq ft, alongside this a family pub. A Free School is currently under construction.

The opportunity comprises of a plot of land which is undeveloped in its entirety

In total the site extends to 4.56 acres (1.8 ha). The plot has road access from William Hall Way and B6326, linking directly to the A1 both north and south. The site is currently open grassland.

Wider amenities are available within the village centre of the wider Fernwood residential development, being situated directly opposite to Fernwood Business Park.

Planning

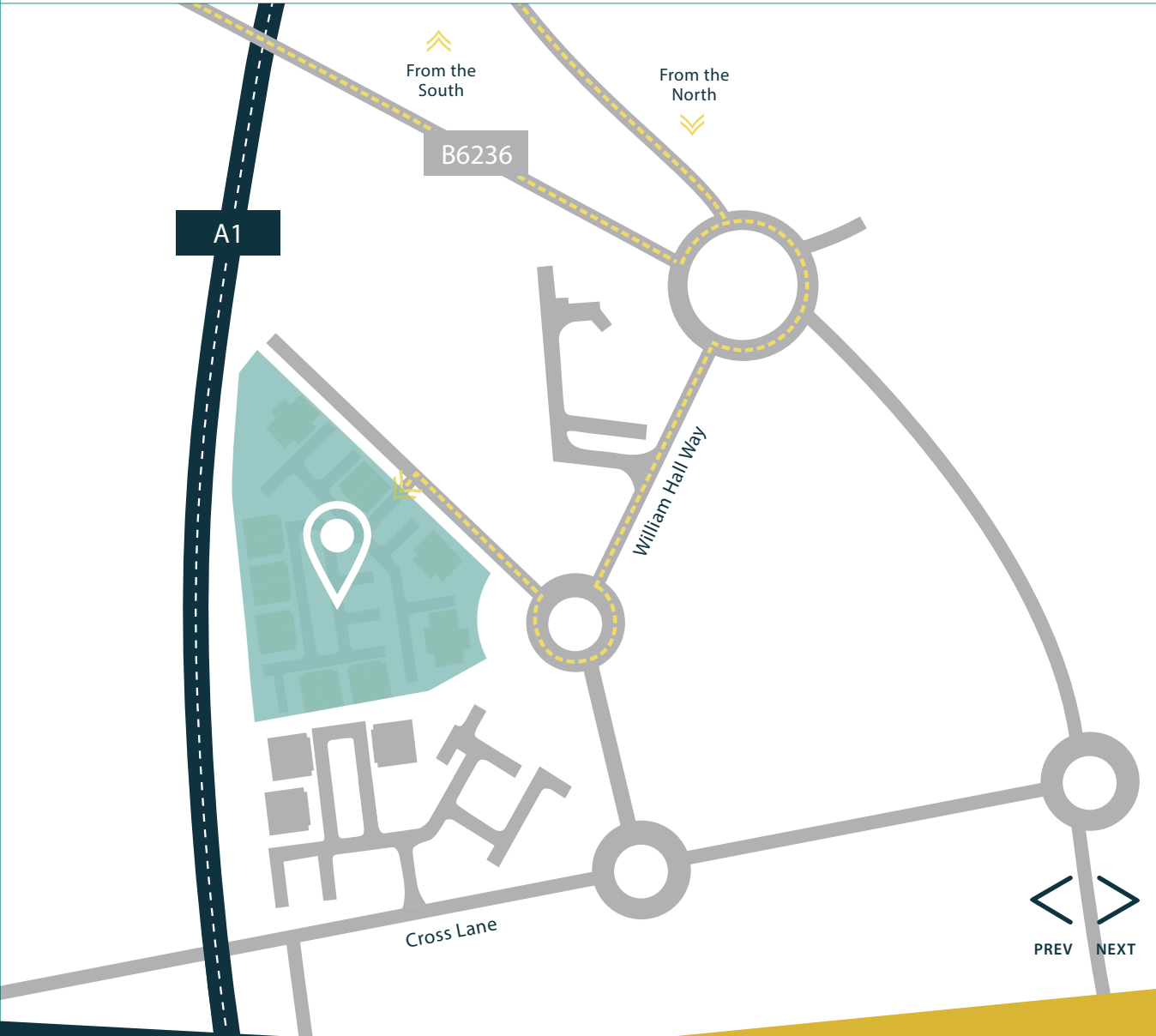
The site has a planning permission for B1(a) development.

The reserved matters of the outline planning permission 99/50008/OUT were approved in October 2009. The planning permission included the erection of 24 two storey, semi-detached office units, 3 two storey detached office units, 2 three storey office units and ancillary roads, car parking and landscaping.

Further information can be obtained from Newark and Sherwood Planning Department.

Telephone 01636 650000

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Demographics within 1 hour drive

Population 2018: 1,182,890

20 mile radius from the property



Tenure

The site is held on a long leasehold, subject to a 999 year lease from 28th September 2007. The lease is currently subject to an annual rent of £50.

There is the potential to deliver alternative uses, subject to planning and landlord’s consent, not to be unreasonably withheld or delayed.

Further information on the long leasehold interest will be provided to interested parties.

Price

Offers are invited for the long leasehold interest.

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Road

Newark 3 miles
Lincoln 21 miles

Nottingham 25 miles
Leicester 39 miles



Airport

East Midlands Airport 37 miles
Birmingham Airport 76 miles



Rail

Newark North Gate Railway Station 4 miles
Time to reach London 1 hour 20 minutes



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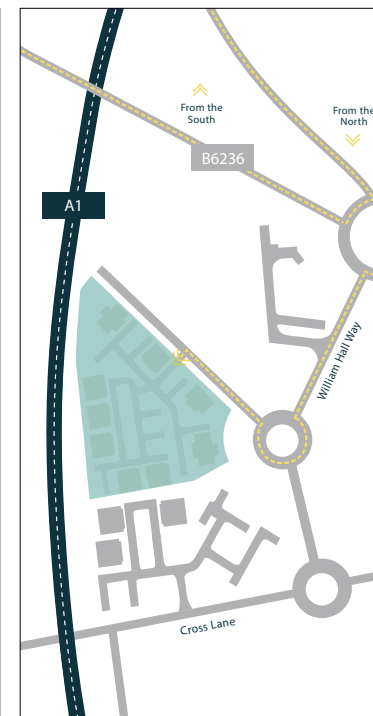
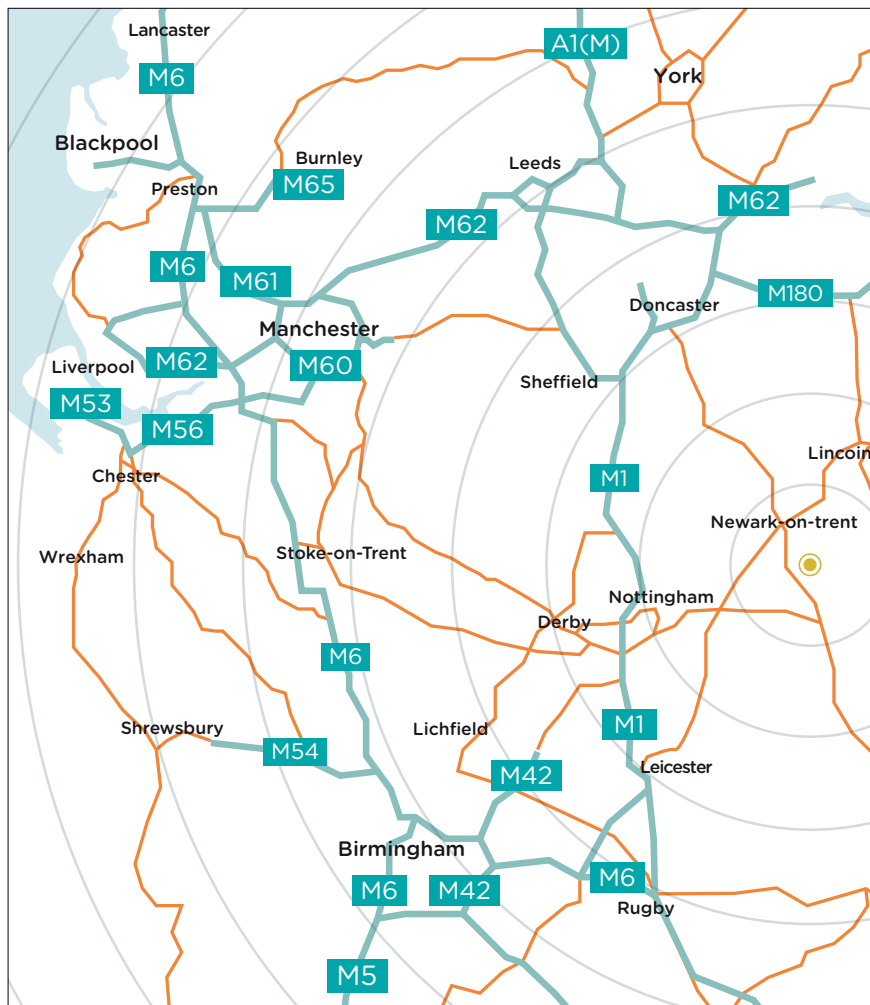
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[Location](#)[Aerial](#)[Description](#)[Planning](#)[Tenure/Price](#)[Accessibility](#)[Contact](#)

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Further Information and Viewings

Please contact the sole selling agent M1 Agency for any additional information.
Any interested parties are able to drive out to site to view the land.

Misdescription Act

M1 Agency for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken (March 2021).



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