



# Major Town Centre Development Site

Station Road, Beeston, Nottingham, NG9 2WJ

**132 Apartments with Ground Floor Retail**  
**Offers Invited**



# Location



# Beeston and Nottingham - A Great Place to Work and Live

## Affluent Suburb of Nottingham

Beeston has a population of 21,305 (2011 census) and forms a prominent suburb within Nottingham, which is deemed the principal financial and commercial centre in the East Midlands. A twenty minute drive or tram ride from Nottingham city centre, Beeston is situated within the Borough of Broxtowe which has a population of 109,487, making the borough one of the most densely populated in the East Midlands.

## Developing Town Centre

Broxtowe Borough Council is actively seeking to enhance the town centre and – subject to planning - is bringing forward a cinema-anchored leisure scheme adjacent to the subject site. The aim is to build upon the established shopping destination and continue to expand the food and beverage offering.

## A Commercial Hub of Success

Beeston is home to Walgreens Boots, whose headquarters is situated 1.2 miles from the subject site and has 7,000 employees on campus. Nottingham is also home to other global companies including E.ON, Speedo, Experian and Paul Smith who are all thriving in the city. Nottingham continues to attract regional and national companies for their headquarter requirements.

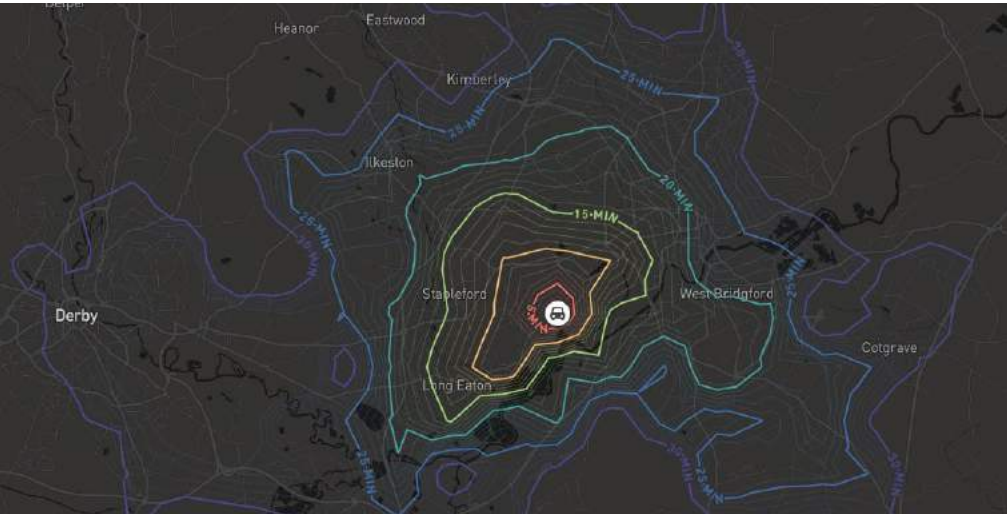
## Education

The University of Nottingham's main campus is less than one mile from the subject site. Combined with Nottingham Trent University, Nottingham has two world-leading universities with 60,000 students giving the city an excellent talent pool and 1.1 million in its recruitment area.

## Central Location

Beeston's central location affords convenient access to several key transport links:

- **Road** - The town sits within a 15 minute drive of the M1 motorway, with London just 99 minutes away by car and other major cities to the north and south within commutable distance.
- **Rail** - London St Pancras is accessible within two hours from Beeston train station, and the town is linked to East Midlands Airport - one of the UK's main freight and passenger airports - via East Midlands Parkway.
- **Tram** - The NET tram system links Beeston directly to Nottingham city centre, the Queen's Medical Centre (the city's largest hospital) as well as 1,400 free parking spaces close to junction 25 of the M1 at Toton Interchange.

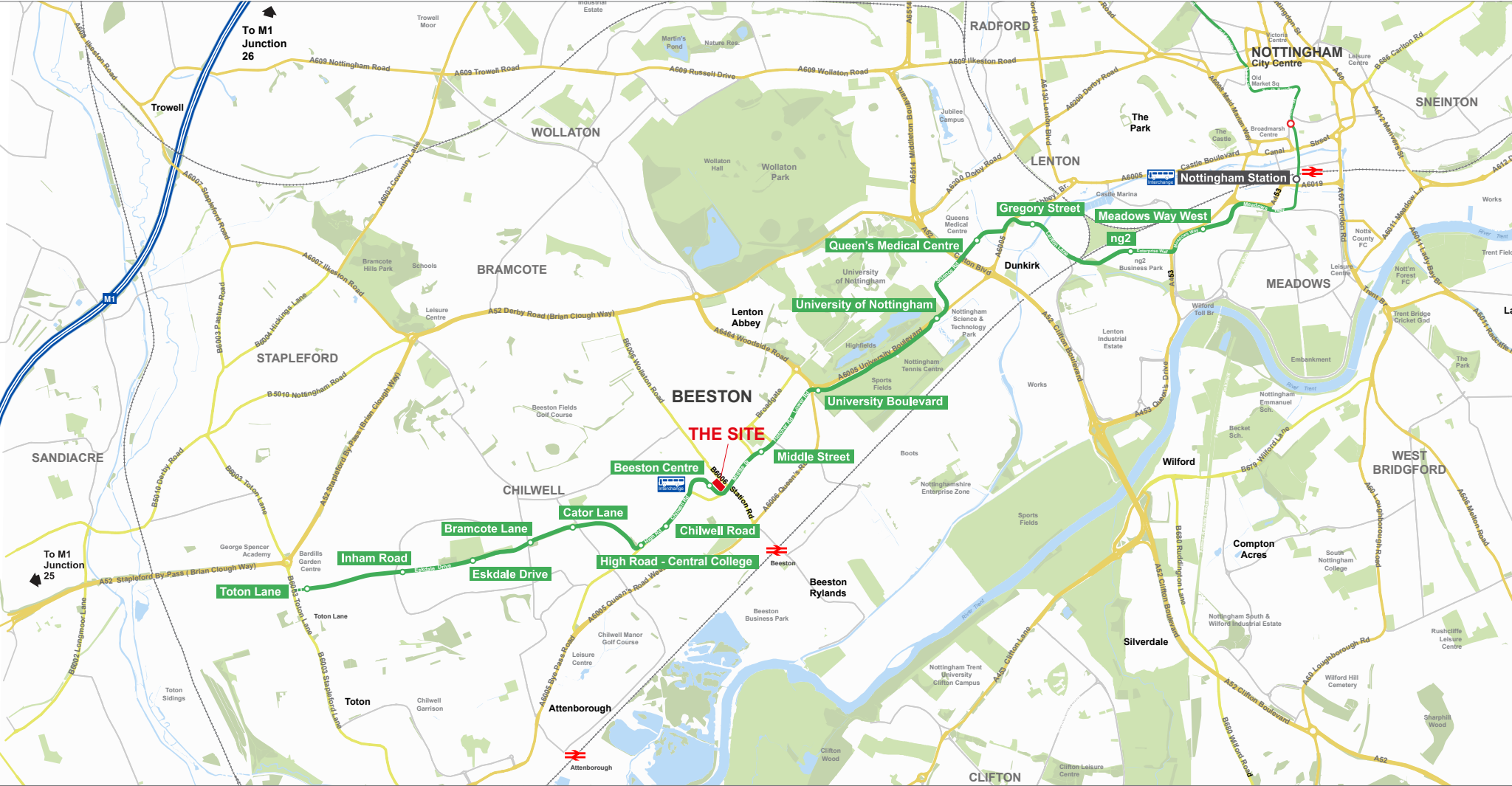




# The Site



# The Site Context



# The Development

## Location

Beeston is the largest suburban town in Nottinghamshire. Situated three miles south-west of Nottingham city centre and adjacent to the main campus of University of Nottingham, Beeston boasts a strong and vibrant town centre with a mix of retail, leisure and commercial uses.

A new tram line links Beeston town centre directly to both main university campuses, the Queen’s Medical Centre and Nottingham city centre, as well as 1,400 free parking spaces close to junction 25 of the M1 at Toton Interchange.

## The Situation

The site is located at a prominent highway intersection and forms a gateway into the High Road from Station Road, Middle Street and Styring Street.

It is bounded to the north west by the proposed cinema and leisure scheme, which forms part of the hybrid application for the subject site. Adjacent to this site is a well-used pedestrian route connecting the bus and tram interchange to Station Road and large superstore (Tesco).

To the north lies Beeston town centre with new redevelopment of the retail units and high street with a range of multiple independent shops and cafes. Station Road, a key route linking Beeston town centre to Beeston train station, forms the north-eastern boundary to the site.

Middle Street forms the south-eastern boundary. To the south-west, the site is bounded by Styring Street, with the tram and bus interchange and a five-storey apartment development, with St. John the Baptist’s Church and West End conservation area in close proximity.

## Site Area

Approximately 0.89 acres (0.36 ha).

## Planning

An outline planning application has been submitted for the development of the site to provide a net sales area of 7,355 sq m (79,172 sq ft) in one block with the benefit of 57 car parking spaces.

The scheme, subject to planning, will provide a total of 132 private apartments over eight floors comprising of:

- 46 no. 1 bedroom apartments
- 86 no. 2 bedroom apartments

The development also provides for a ground floor commercial unit of 570 sq m (6,225 sq ft) (GIA) with frontage to the proposed cinema and leisure scheme to the north west of the site.

## Planning reference: -

The planning authority is Broxtowe Borough Council and the planning reference is:

18/00360/FUL

# The Development Schedule of Accommodation

In total, if consented, the development will provide 7,355 sq m (79,182 sq ft) of net sales area with a ground floor commercial unit of 570 sq m (6,225 sq ft).

The 132 apartments and the ground floor retail will be split over the following floors:-

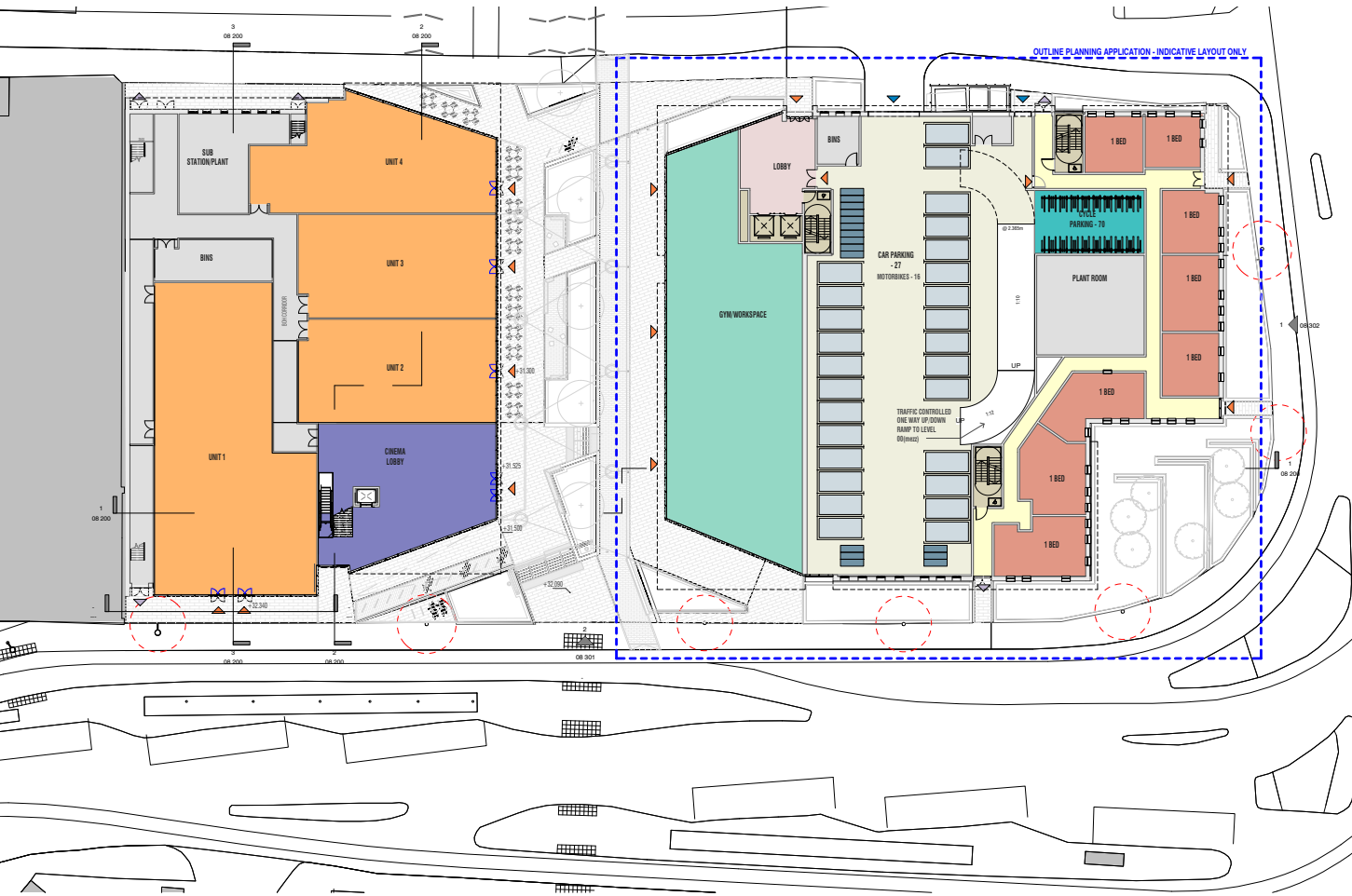
Ground Floor                  Commercial Unit                  6,225 sq ft

	Type	Unit No.	Approximate Areas	Total
Level 0	1 Bed Apartments	x 8	33 sq m – 59 sqm 352 sq ft – 631 sq ft	4,022 sq ft
Mezzanine	1 Bed Apartments	x 8	33 sq m – 59 sqm 352 sq ft – 631 sq ft	4,022 sq ft
Level 1	1 Bed Apartments	x 7	38 sq m – 50 sq m 409 sq ft – 538 sq ft	16,135 sq ft
	2 Bed Apartments	x 19	54 sq m – 72 sq m 581 sq ft – 775 sq ft	
Level 2	1 Bed Apartments	x 7	38 sq m – 50 sq m 409 sq ft – 538 sq ft	16,060 sq ft
	2 Bed Apartments	x 19	54 sq m – 73 sq m 581 sq ft – 786 sq ft	
Level 3	1 Bed Apartments	x 5	36 sq m – 43 sq m 388 sq ft – 463 sq ft	12,077 sq ft
	2 Bed Apartments	x 15	54 sq m – 71 sq m 581 sq ft – 764 sq ft	
Level 4	1 Bed Apartments	x 5	36 sq m – 43 sq m 388 sq ft - 463 sq ft	12,088 sq ft
	2 Bed Apartments	x 15	54 sq m – 71 sq m 581 sq ft – 764 sq ft	
Level 5	1 Bed Apartments	x 3	39 sq m – 41 sq m 420 sq ft – 441 sq ft	7,384 sq ft
	2 Bed Apartments	x 9	57 sq m – 68 sq m 614 sq ft- 732 sq ft	
Level 6	1 Bed Apartments	x 3	38 sq m – 41 sq m 409 sq ft – 441 sq ft	7,384 sq ft
	2 Bed Apartments	x 9	57 sq m – 68 sq m 614 sq ft – 732 sq ft	



# Floorplans

Ground level



Level 2



Level 4



# CGIs



# The Opportunity

## Data Room

All available site information is held on our dedicated data room, including the relevant planning documentation and surveys.  
Please contact the offices of heb for access.

## Services

Interested parties are to undertake their own enquiries as to the capability and capacity of services to the development site.

## Tenure

Freehold with vacant possession.

## Method of Sale

Offers will be invited by informal tender.  
The tender timeline will be shared with parties who have expressed an interest.

## Price

Price upon application.

## VAT

We are advised that the site has been elected for VAT.

## Legal Costs

Each party are to bear their own legal costs in connection with this transaction.

## Viewings

Strictly by appointment only with heb.

# Interested?

## Contact:

heb Chartered Surveyors

**Will Torr**  
**0115 950 6611**  
**[wtorr@heb.co.uk](mailto:wtorr@heb.co.uk)**

**Robert Maxey**  
**0115 950 6611**  
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**[www.heb.co.uk](http://www.heb.co.uk)**

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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.



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Borough  
COUNCIL