

FERNWOOD

FOR SALE/TO LET

Fernwood / Newark / Nottinghamshire / NG24 3NG



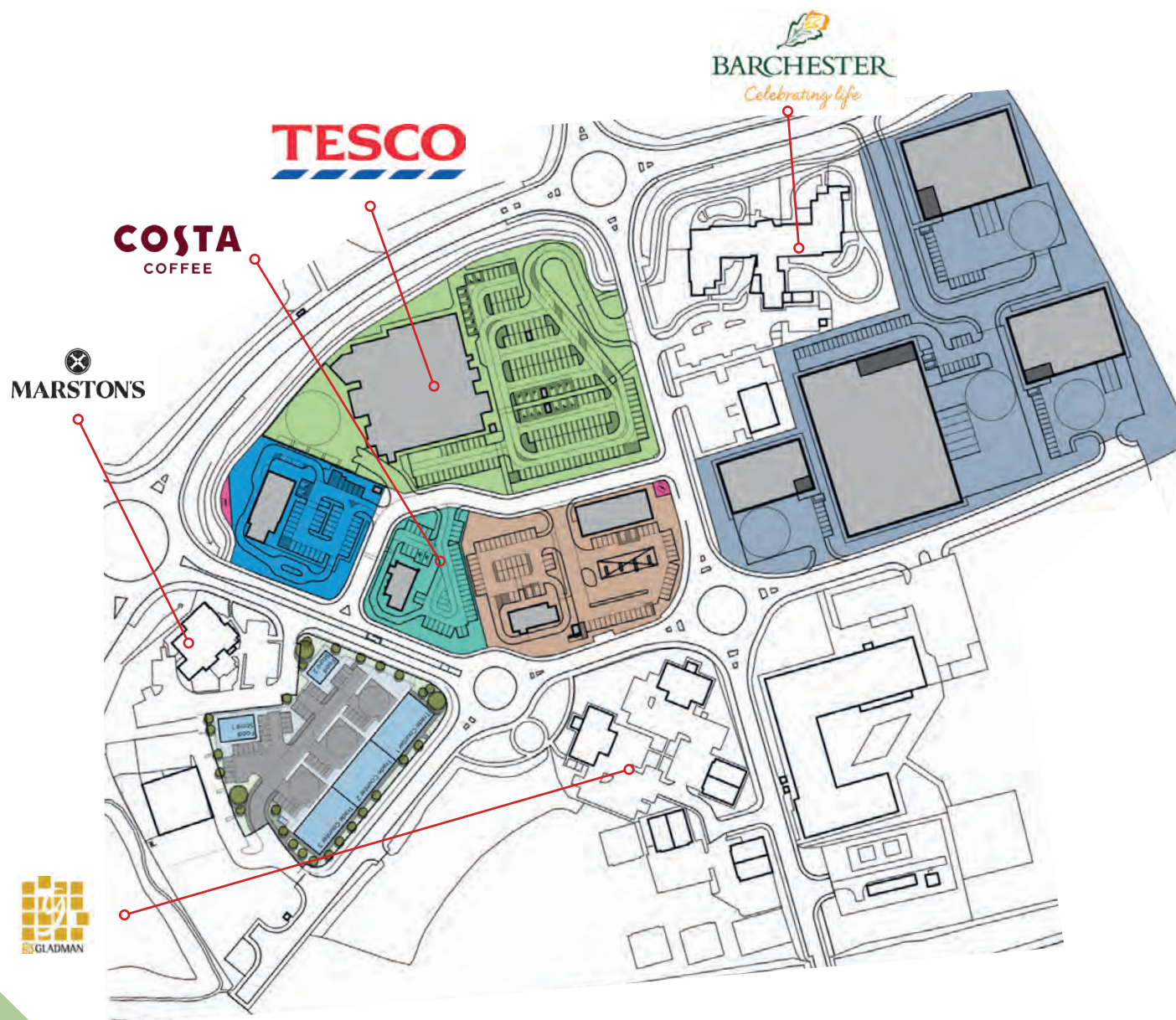
**Build to Suit commercial
development land immediately
adjacent to the A1**

A development by Newsholme Developments



**NEWSHOLME
DEVELOPMENTS**

- Existing development includes a pub, gym, care home, wellness centre and offices.
- Proposed development to include Tesco and Costa.
- Fernwood to ultimately deliver c.3, 200 houses, with the nearby Middlebeck urban extension adding a further 3,150 houses.
- The Newark Southern Relief Road opens summer 2026.
- Estate infrastructure in place.
- Future development opportunities for a range of uses – commercial, retail, drive-thru and trade (subject to planning as appropriate).
- Additional 33 + acres for industrial/warehouse development.
- Freehold and leasehold options.



BARCHESTER
Celebrating life

TESCO

COSTA
COFFEE

MARSTON'S

GLADMAN

FERNWOOD



FERNWOOD

- Fernwood Business Park is well established already benefiting from a pub, gym, care home, wellness centre and offices.
- Estate infrastructure is delivered.
- Planning submitted for a food store and two drive-thru restaurants.
- Further plots are available for additional commercial, retail, drive-thru and trade (subject to planning as appropriate).
- A further phase is available for commercial, logistics and warehousing, capable of accommodating building up to c.750,000 sqft subject to planning.

PLOT 1000
1.59 ACRES

PLOT 2000
1.81 ACRES

PLOT 3000
6.83 ACRES

LOCATION

Fernwood Business Park is located adjacent to the A1 and its junction with the Great North Road (B6326) offering immediate north and south bound access and 2 miles south of Newark town centre.

LABOUR

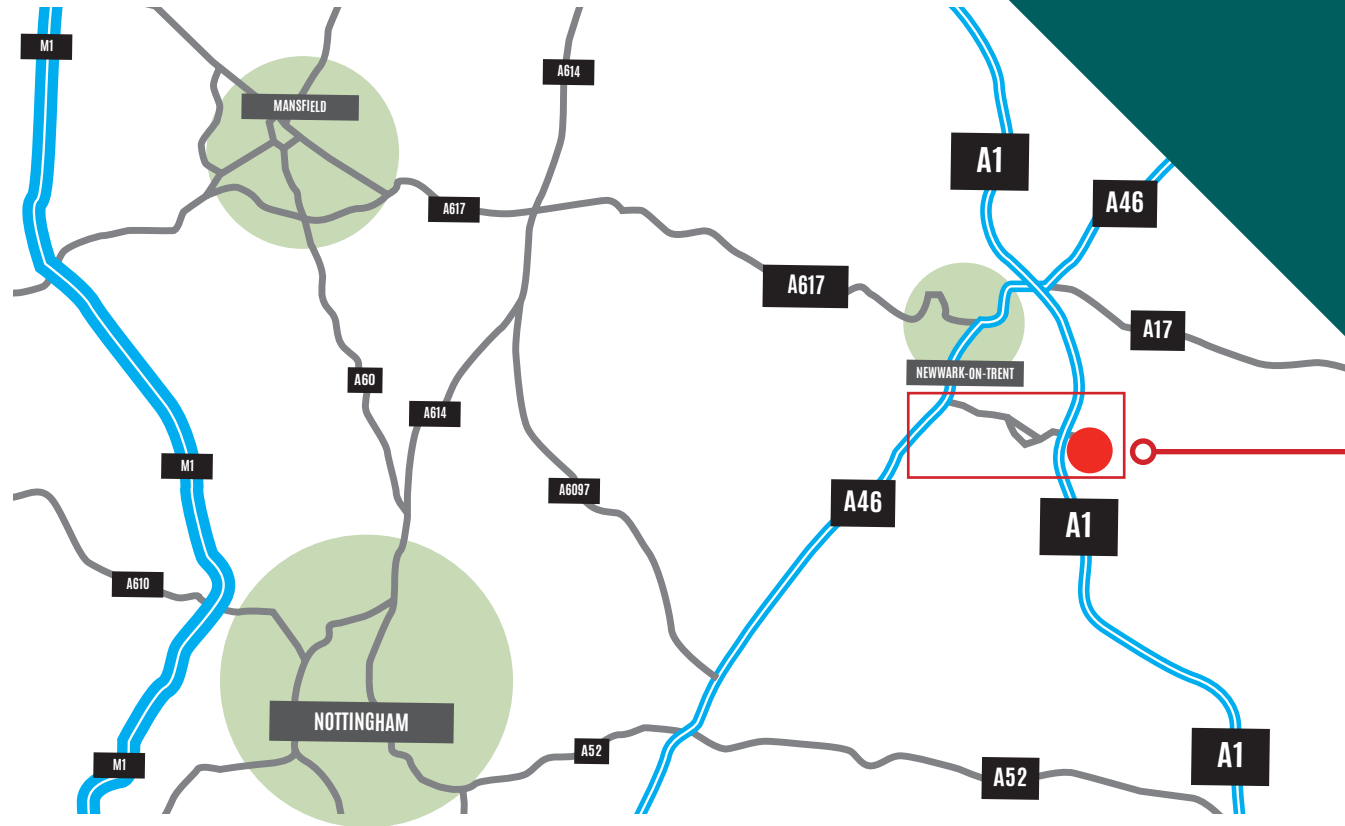
- Fernwood is part of a major urban extension to Newark that will ultimately deliver c. 3,200 houses with complimentary retail and amenity development.
- The nearby Middlebeck urban extension to Newark has also now commenced construction and will ultimately deliver c.3,150.
- The Southern Relief Road opens summer 2026 and will further improve the connectivity to A46.
- Newark has a population of c.30,000 people and the wider Newark & Sherwood District c.123,000 people
- Cumulatively, Fernwood benefits from an extensive labour and population catchment on its doorstep.

TRANSPORT LINKS

Fernwood is situated adjacent to the A1 with both immediate north and southbound access. Strategically located, Fernwood is well located to access the regions key road links, including A1, A46, A17, A52 and onwards to the M18/M62 to the north and A14/M11 to the south. Newark town centre is within a 5-10 minute drive to Fernwood offering widespread retail and amenity.

PLANNING

The current phase of development will see the delivery of a Tesco food store and two drive-thrus including a Costa. Fernwood offers the potential for a mixture of uses, STP, including commercial, retail, drive-thru and trade.

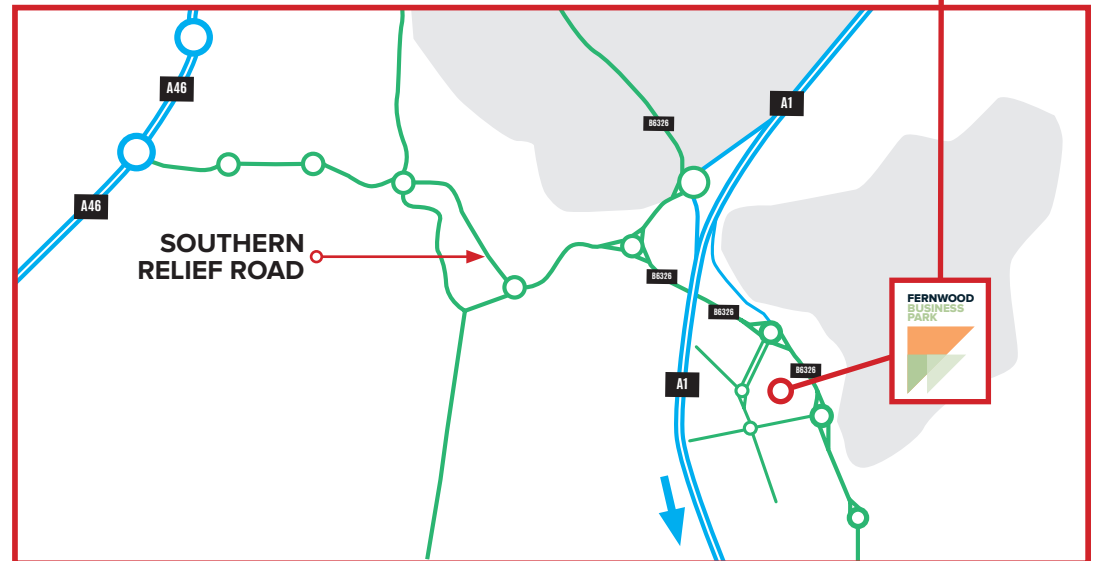


BUILD TO SUIT

Buildings can be constructed to occupiers' requirements with leasehold and freehold options dependent on specification and other terms.

LAND FOR SALE

Opportunities to purchase individual plots.



GRANTHAM - SOUTH

FERNWOOD



FURTHER TERMS & AVAILABILITY

Contact the agents:



James Keeton
07812 250 857
james.keeton@ksre.co.uk



Paul White
01777 712942
pdwhite@Brown-co.com

A Development by



**NEWSHOLME
DEVELOPMENTS**

FERNWOOD

