

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.
- Surrounding Middlebeck to deliver 3,150 new houses along with Newark Southern Relief Road
- Estate infrastructure in place.
- Future development opportunities for a range of uses – commercial, retail, drive-thru and trade (subject to planning as appropriate).
- Additional 50 + acres for industrial/warehouse development.
- Freehold and leasehold options.



TESCO

COSTA
COFFEE

MARSTON'S



FERNWOOD

- Fernwood is well established already benefiting from a pub, gym, care home, wellness centre and offices.
- The surrounding Middlebeck extension to Fernwood/Newark is under construction ultimately delivering 3,150 new homes and a new Southern Relief Road opening 2026, further enhancing the labour and strategic transport links of the scheme.
- 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.

Fernwood is undergoing significant transformation that will see the delivery of over 3,000 new homes, whilst adjacent Newark has a population of over 30,000 people. A new link road between Fernwood and the A46 at Farndon is due to open summer 2026, with wider A46 dual carriageway improvements due thereafter.

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

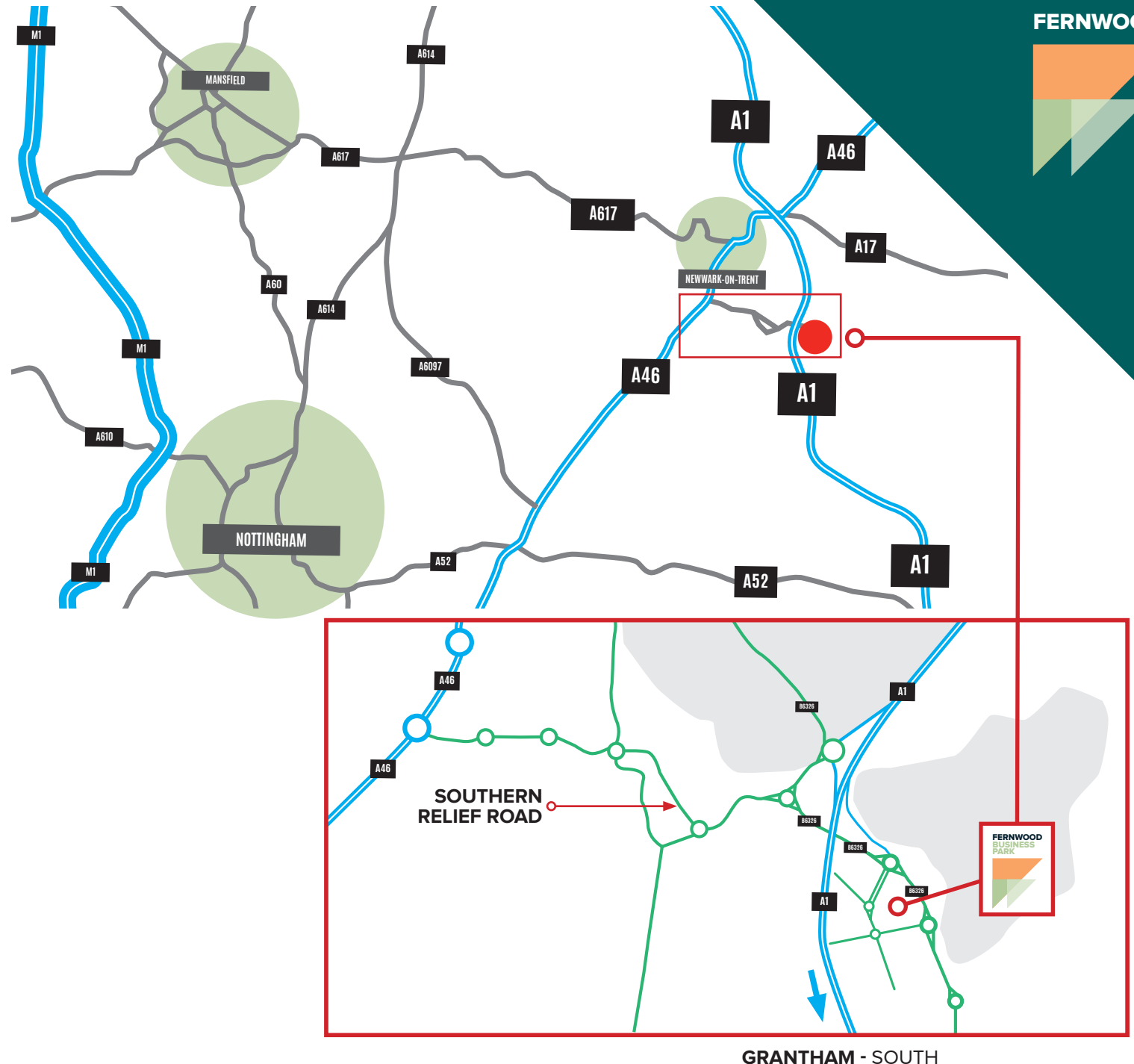
The current phase of development will see the delivery of a Tesco food store and two drive-thrus including a Costa. Fernwood offers the potential for a mixture of uses, STP, including commercial, retail, drive-thru and trade.

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.



FERNWOOD



FURTHER TERMS & AVAILABILITY

Contact the agents:



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A Development by



**NEWSHOLME
DEVELOPMENTS**

FERNWOOD

