



**THORESBY
VALE**
EDWINSTOWE

Former Workshop

Offering Unique Commercial Units & Opportunities To Let

(subject to planning & delivery)

-  Outline planning approval for up to 800 dwellings + employment including Local Centre.
-  Anticipated delivery in 2027.
-  Day visitors attracted by adjacent 350-acre Country Park and Sherwood Forest visitor centre.



Indicative image of completed scheme.

STRATEGIC PROPERTY & ASSET SOLUTIONS

Ollerton Road, Edwinstowe,
Mansfield NG21 9SL

/// RENEWS.EFFORT.EQUIPMENT



Harworth

The opportunity

The proposal is following redevelopment and retention of welders’ workshop to create a mixed-use commercial heart for the community comprising a mix of Retail and Leisure with Residential occupation on upper parts to be offered to the occupier market TO LET.

- The characterful and imposing Main Workshop is to be retained and converted as part of the proposals for the Local Centre, which will form the heart of the scheme.
- The main core of the building (excluding rear extensions), has a ground floor footprint of c. 20,000 ft² to be split to create a range of commercial opportunities (some with mezz FF).
- Opportunity to create unique retail and leisure hub for residents at the scheme and also draw visitors and customers from the locale, given its proximity to Sherwood Forest and Edwinstowe village.
- Stunning, imposing and characterful building at the foot of new Country Park with outside seating and activation.
- The overall scheme provides a mix of uses + family housing in a high-quality development.
- c. 250 houses already built and occupied.
- c. 800 houses to be delivered on the remainder of the site.

PLOT	DEVELOPER	NO. UNITS	NOTE
1	Harron Homes	143	On site (c. 130 occupations)
2	Barratt David Wilson Homes	290	On site (c. 120 occupations)
3	Barratt David Wilson Homes	75	On site
4	Homes by Honey	114	On site
5	Barratt David Wilson Homes	99	On site
6B + 6C	TBC	150	Awaiting Reserved Matters approval
OUTLINE CONSENT		800	
6A + 7	TBC	190	Awaiting Outline approval
TOTAL PROPOSED		990	
8	Employment Phase		
9	New Forest Primary School		On site. Opening September 2025



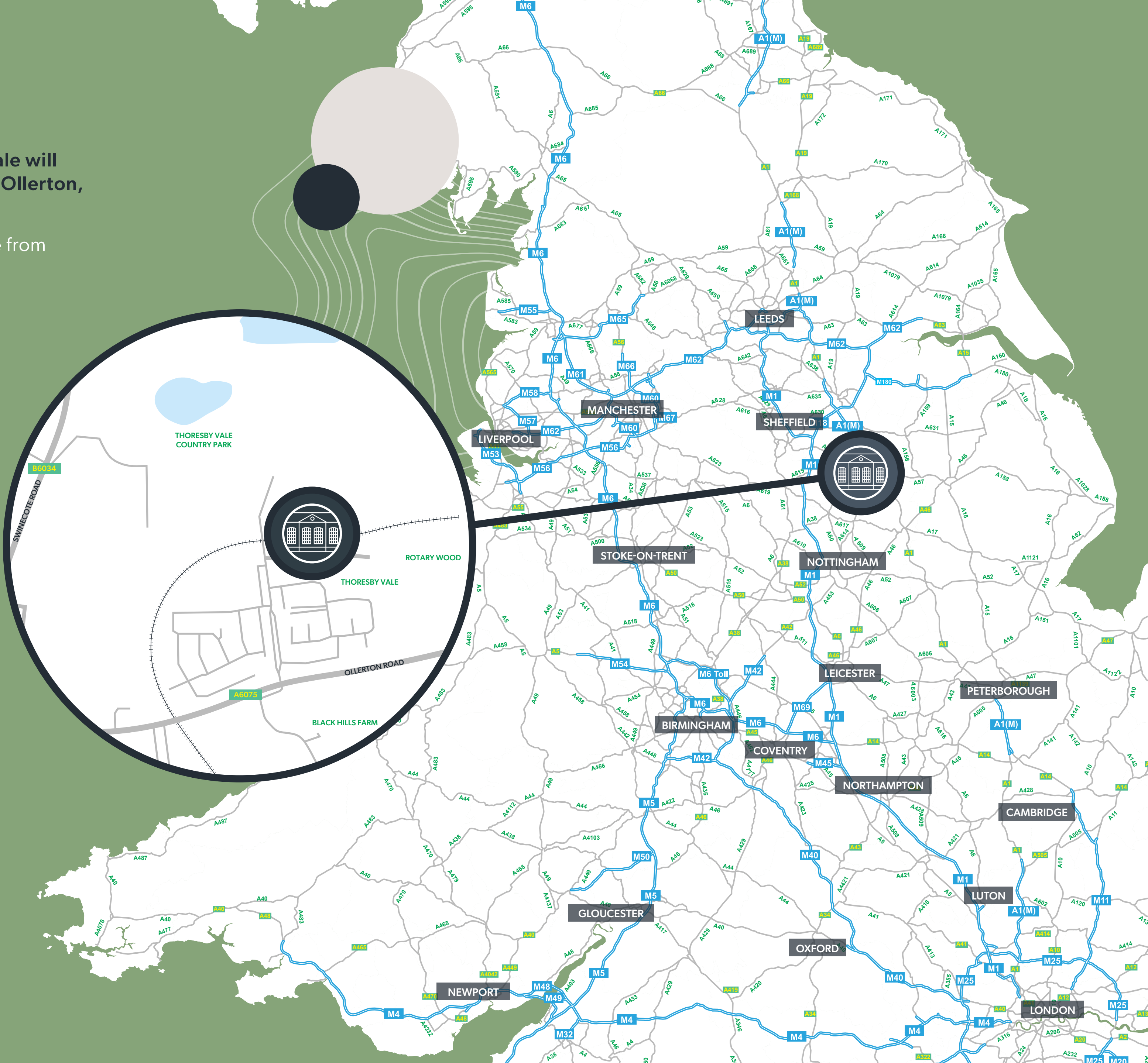
Thoresby Vale Location

Located in Newark and Sherwood District, in Nottinghamshire. Thoresby Vale will be a new community situated between the settlements of Edwinstowe and Ollerton, and adjoining the neighbouring Sherwood Forest and its Visitor Centre.

The location benefits from strong highway connectivity, being c.12-minute drive from A1 and c. 25-minute drive from M1. Sheffield, and beyond.

	Minutes	Miles
Motorways		
Major Oak at Sherwood Fores		1
Rufford Abbey	7	2.6
Thoresby Park	9	4.1
Centre Parcs	11	3.2
Clumber Park National Trust	13	6.8

- Outline planning approved to build 800 homes, with the potential for upto 1,100 homes in total.
- Upto c. 52,260 ft2 of B1a (now E(g) use class), c. 148,000 ft2 of B1c and upto c. 148,000 ft2 B2.
- 350-acre Country Park to the north of the site + significant open space / green infrastructure.
- Plan to create mixed-use Local Centre in the existing welders’ workshop to be retained, totalling c. 65,500-75,500 ft2 of space including some residential, alongside potential for a cycle hub, plus commercial retail / leisure space creating the heart of the new community.
- A new ‘forest’ primary school – opening September 2025.
- Fantastic leisure / tourism opportunity to tap into and expand by introducing linked uses into the retained building such as cycle hub, cycle repair, cycle café, etc.

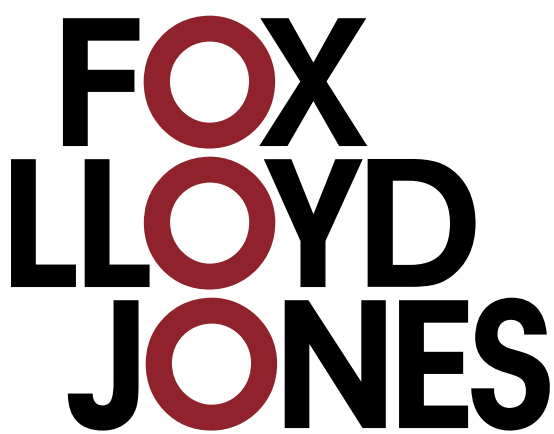


Thoresby Vale Aerial Plan

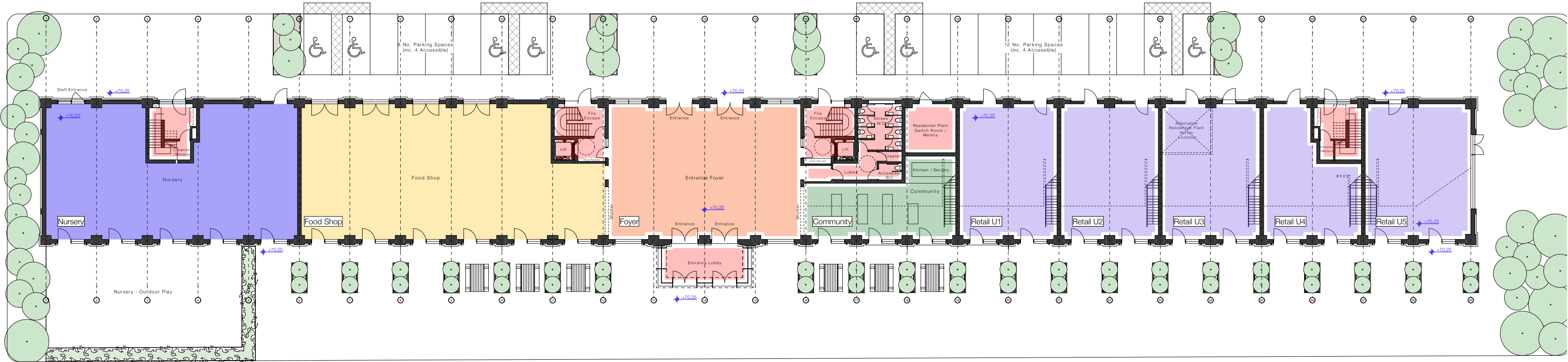


Site Plan

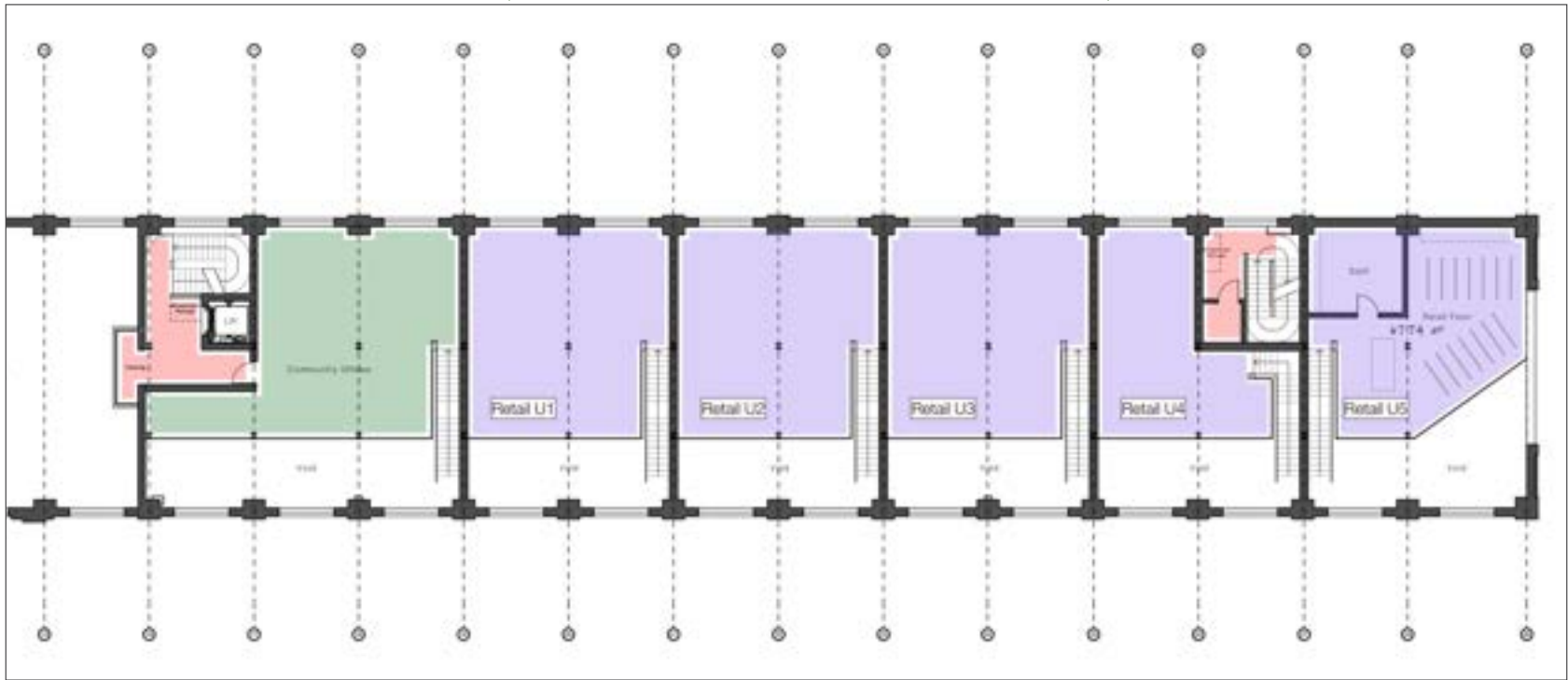
and accommodation schedule



UNIT TYPE	FLOOR	AREA (M ²)	AREA (FT ²)
Nursery	Ground	250	2,691
Food Shop	Ground	306	3,294
Community Café	Ground	80	859
Community Offices	Mezz	86	921
Retail U1	Ground + Mezz	183	1,979
Retail U2	Ground + Mezz	183	1,973
Retail U3	Ground + Mezz	183	1,973
Retail U4	Ground + Mezz	135	1,454
Retail U5	Ground + Mezz	190	2,047

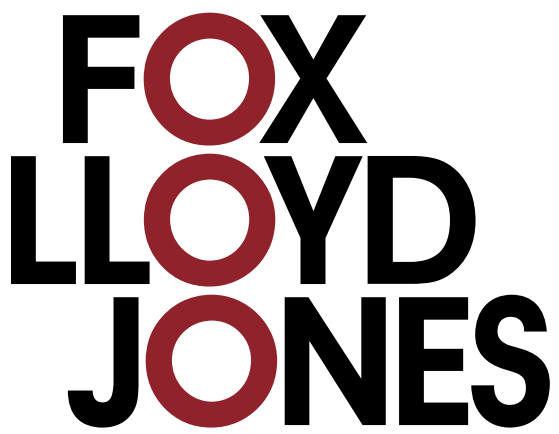


The accommodation schedule is indicative. The developer is open to discussions around flexibility of the space and units can be split or combined to suit occupier requirements.

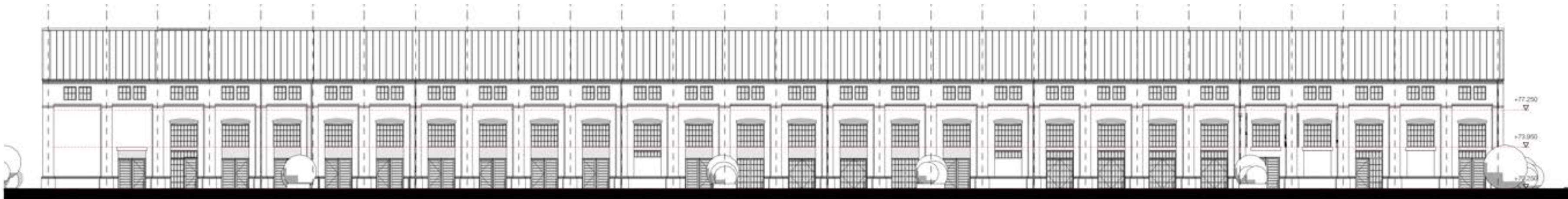


Proposed Mezzanine Plan

PROPOSED ELEVATIONS



Proposed South Elevation



Proposed North Elevation

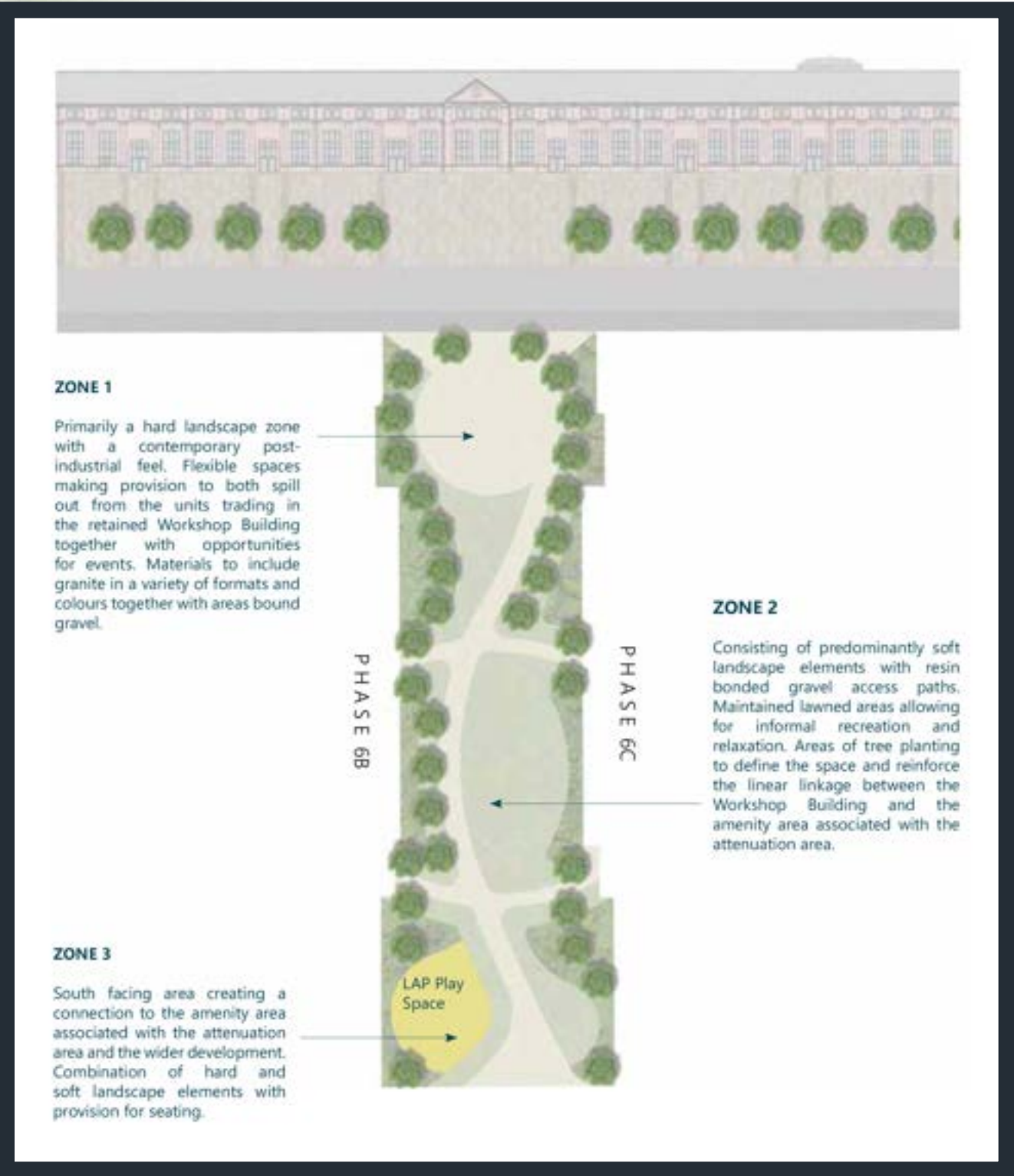


Proposed West Elevation



Proposed East Elevation

Masterplan



Extract of Public Realm Plan

Indicative site plan.

Site Overview Description

The overall development is being delivered to the highest of standards with a range of high-quality family housing being brought forward by a range of well-established housebuilders.

The retained building is to be refurbished and brought back to its former glory, delivering ground floor commercial amenity uses plus residential on the upper floors.

The building has a wealth of characterful features including huge, imposing windows along both main elevations, which will be incorporated into the redevelopment with new internal First and Second floors.

The opportunity exists to carve the building up into a number of spaces for a variety of uses providing a range of amenities and services for the residential population and local community.

In addition, there is scope for each space to spill out to the front of the building, where an area of public realm and outside seating is to be created and activated to provide a central focal point for the residential development.



Forest School

A new 210-pupil Forest School is scheduled to open September 2025. This style of primary education aims to provide a child-centred learning environment, providing learner-inspired, hands-on experiences in the natural environment.

Thoresby Vale Country Park 1st Tranche open July 2024

- The first large tranche of the 350-acre Country Park is now open.
- It offers panoramic views of Sherwood Forest from the highest vantage point for miles around and will bring more visitors to the site.
- The aim is to create an interconnected landscape to integrate the development seamlessly into the local environment and enhance biodiversity.
- Being a remnant of the historic Sherwood Forest, the site contains the best remaining examples of oak-birch woodland in Nottinghamshire, together with tracts of acid grassland and heath.
- New woodland plantations will contribute to achieving decarbonisation targets, while restoration of peripheral broadleaved plantation encourages native species to re-establish.

Viewing & further information

Please contact the sole selling agents:



LOUISE LARKING

Louise.Larking@fljtd.co.uk

JACK FRANCIS

Jack.Francis@fljtd.co.uk

THORESBY VALE | EDWINSTOWE NG21 9PS

Proposal

The accommodation is available by way of new effective Full Repairing and Insuring leases for terms to be agreed.

Rent:

Rent on application.

Rateable Value

Interested parties are advised to make their own enquiries with the local authority.

Service Charge:

A service charge is payable. Further details available on request.

Handover.

Units provided as Shell Condition with Capped-Off Services ready for your bespoke fit-out.

VAT:

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

EPC:

Shell EPC will be provided by the developer on completion of the works and unit handover.

Legal Costs:

Legal costs - Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

Anti-Money Laundering:

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved.

Misrepresentations Act:

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