BRAND NEW GRADE A INDUSTRIAL & LOGISTICS PARK

25,000 TO 518,000 SQ FT

FOR SALE / TO LET

- UP TO 40M BUILDING HEIGHT AVAILABLE ON PLOTS A & B
- DIRECT ACCESS TO A500 / M6 J16



CHATTERLEY PARK

UNIT D2 | 57,980 SQ FT
AVAILABLE
Q2 2027

A500 / M6 J16
Peacock Hay Road, Stoke-on-Trent, Staffordshire ST7 1UN
///SCULPTURE.DIVISIONS.ENHANCEMENT

Harworth

CHATTERLEY PARK

The 106-acre Chatterley Park site is adjacent to the A500, in close proximity to Junction 16 of the M6.

Chatterley Park will drive economic growth in Stoke-on-Trent and Staffordshire. Reinforcing the areas reputation as a logistics hub and a centre of manufacturing excellence.

Once completed, the 1.2 million sq ft development is expected to support 1,700 jobs, providing a significant boost to economic activity, skills and job density in the local area.

- Design and build opportunities from 25,000 to 518,000 sq ft
- Up to 40m building height available on plots A & B
- 15 MVA power secured site wide. Further capacity available
- Direct access to J16 M6 via A500
- Well located to service the major markets of the Midlands, North West, and Wales
- Strong labour availability with extremely competitive costs
- Buildings will be developed to a high environmental specification
- Targeted BREEAM Excellent and EPC Rating A, maximising opportunities for the buildings to be Net Zero Carbon in Operation




M6
J16
SOUTH TO BIRMINGHAM
NORTH TO MANCHESTER
A500
A34
NEWCASTLE-UNDER-LYME
CHATTERLEY PARK
ZF
A500
STOKE-ON-TRENT & EAST MIDLANDS
A527

People to power your business

Highly competitive labour costs and a skilled workforce in aligned trades

£565.70 gross weekly pay in Newcastle-Under-Lyme
(Ave. £640.00 UK)

26,000 employed in distribution In the local area
(7.5% vs 5.1% UK)

6.7m people economically active in the West Midlands and North West

38,500 employed in manufacturing
(10.1% vs 8% UK)

NOMIS July 2023

A highly attractive region for business, see the **"We are Staffordshire"** website for further details:

Work here - A place to prosper

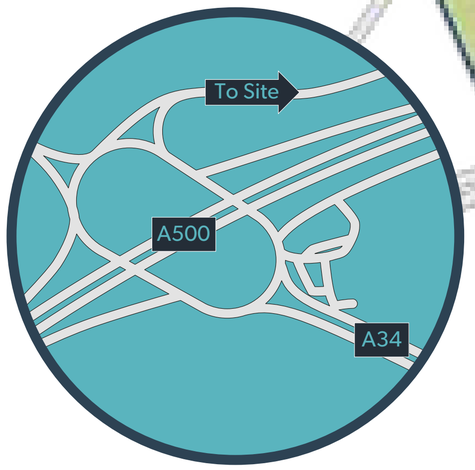
Live here - A place to prosper



Master Plan



N



Master Plan is indicative.

Up to 40m building height available on plots A & B

15 MVA power secured site wide. Further capacity available

Up to 50kN/M² floor loading

Open plan offices

20% EV charging points

Target BREEAM rating of 'Excellent'

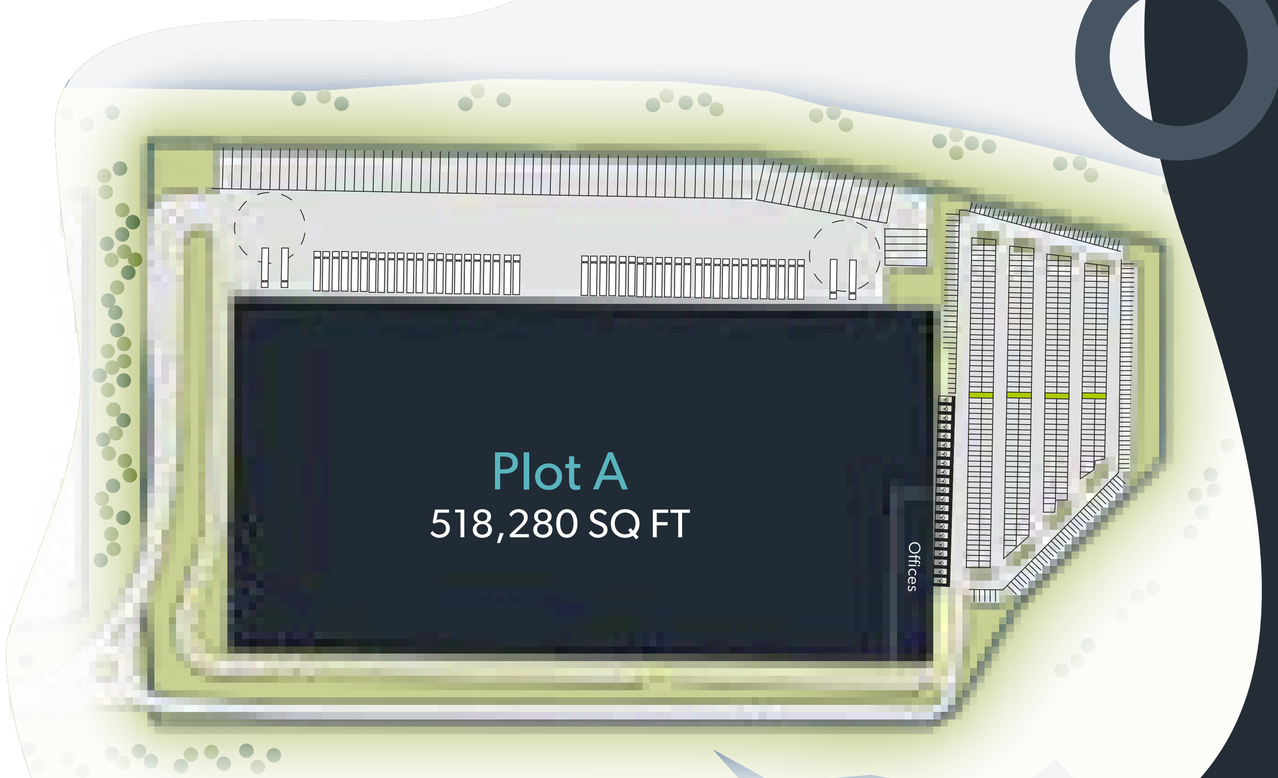
Target EPC Rating of 'A'

Plot A 518,280 SQ FT

Capable of accommodating in excess of half a million square feet and with no restrictions on height, **Plot A** at Chatterley Park is one of the largest opportunities by volume on the UK market.

Indicative Accommodation	sq ft	sq m
Warehouse	490,188	45,540
First floor offices	12,270	1,140
Second floor office	12,270	1,140
Hub offices	3,552	330
Total GIA	**518,280**	**48,150**

VIEW CROSS DOCK OPTION HERE:



Indicative site plan



Indicative CGI of Plot A

Consent for up to 40m eaves height

46 Dock level loading doors

A527

4 level access doors

60m single yard cross-dock options

497 Car parking spaces

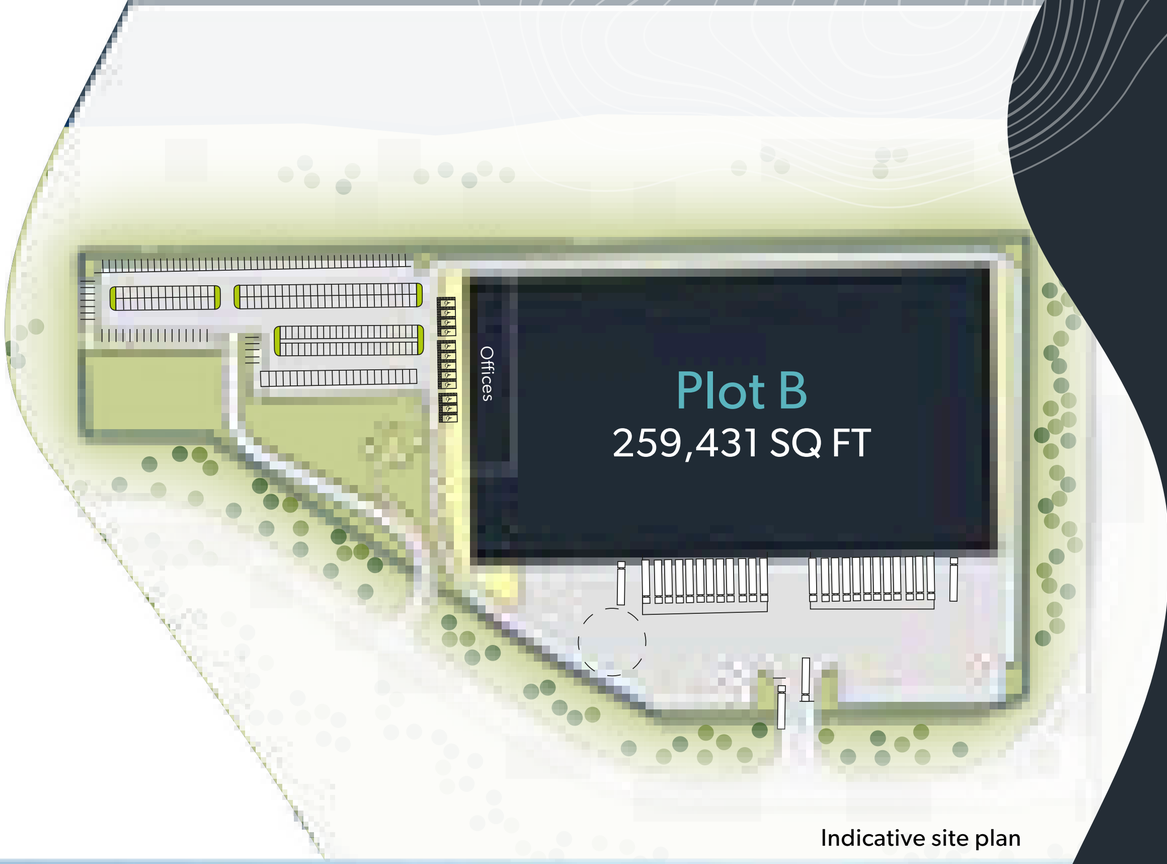
84 Trailer parking spaces

4.1 MVA Power. Further capacity available

Plot B 259,431 SQ FT

Plot B can accommodate a large scale single unitupto 259,431 sq ft. With norestrictions on heightand with generous power, the plot is ideal for a multilevel or automated warehouse.

Indicative Accommodation	sq ft	sq m
Warehouse	245,993	22,848
First floor offices	12,800	1,190
Hub offices	688	64
Total GIA	**259,431**	**24,102**



Indicative site plan



Indicative CGI of Plot B

Consent for up to 40m eaves height

24 Dock level loading doors

2 level access doors

55m secure service yard

253 Car parking spaces

37 Trailer parking spaces

2.5 MVA Power. Further capacity available

Plot C1 44,239 SQ FT
Plot C2 25,859 SQ FT

Chatterley Park is the ideal location for businesses looking to relocate. **Plot C** offers two opportunities ideal for logistics or industrial occupiers.

Built to a grade-A specification, the units will benefit from separate secure goods yards and car parking, plus first floor fitted offices.

Dedicated access to both plots

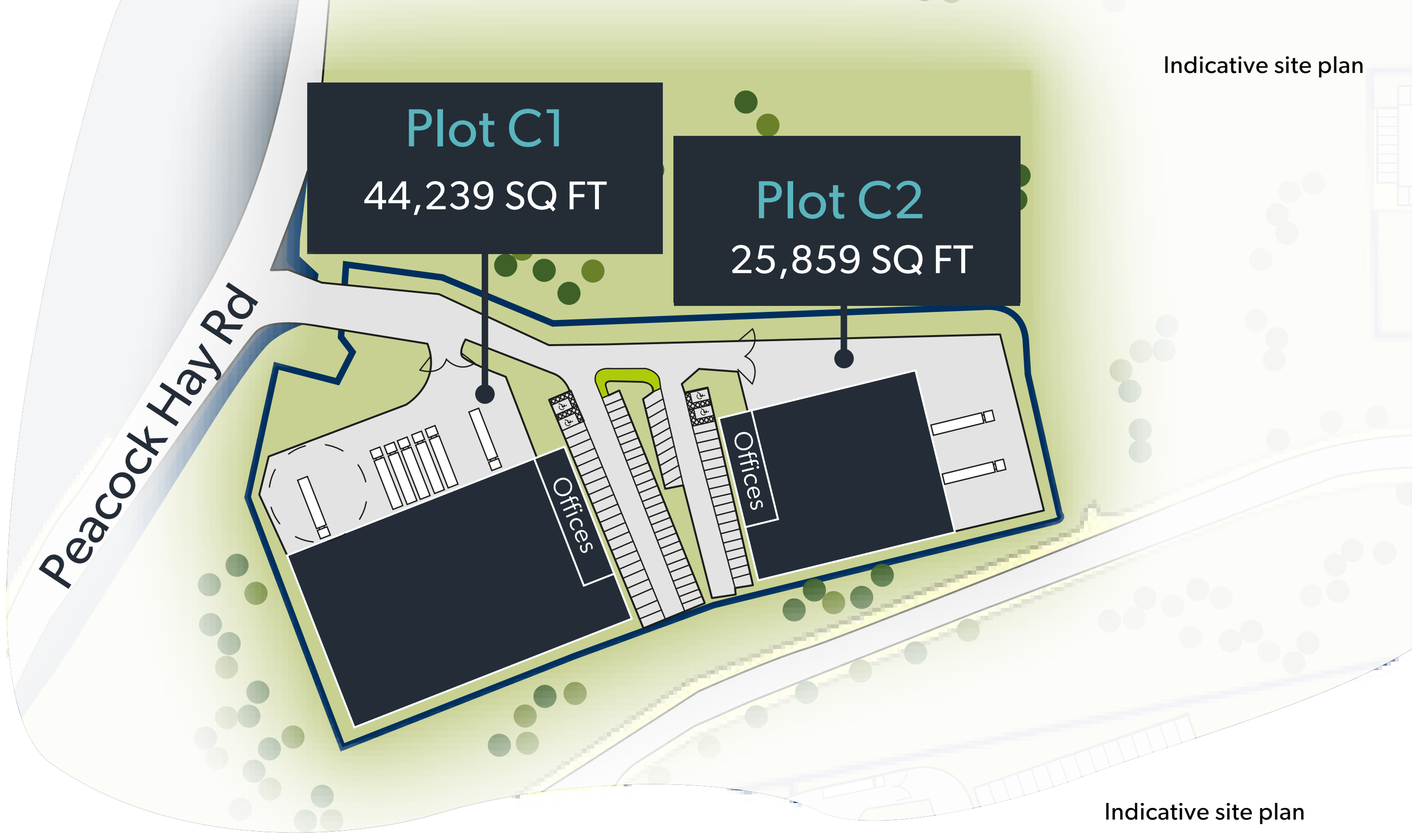
Level access doors to both plots

20% EV charging points to both plots

0.5 MVA to both plots

	Plot C1		Plot C2	
Indicative accommodation	**sq ft**	**sq m**	**sq ft**	**sq m**
Warehouse	41,333	3,840	23,508	2,184
First floor offices	2,906	270	2,351	218
Total GIA	**44,239**	**4,110**	**25,859**	**2,402**

Indicative site plan



Indicative site plan

INDICATIVE SPECIFICATION

Plot C1

- 12M clear height
- 4 dock level loading doors
- 51 car parking spaces
- 35m secure service yard
- Split unit option

Plot C2

- 10M clear height
- 31 car parking spaces
- 26m secure service yard

Plot D2 57,980 SQ FT
Plot D3 108,613 SQ FT

Plot D features two opportunities ideal for industrial and logistics occupiers looking for grade-A space.

The units will benefit from separate secure goods yards and parking, dock and level access doors, plus generous first floor fitted offices.

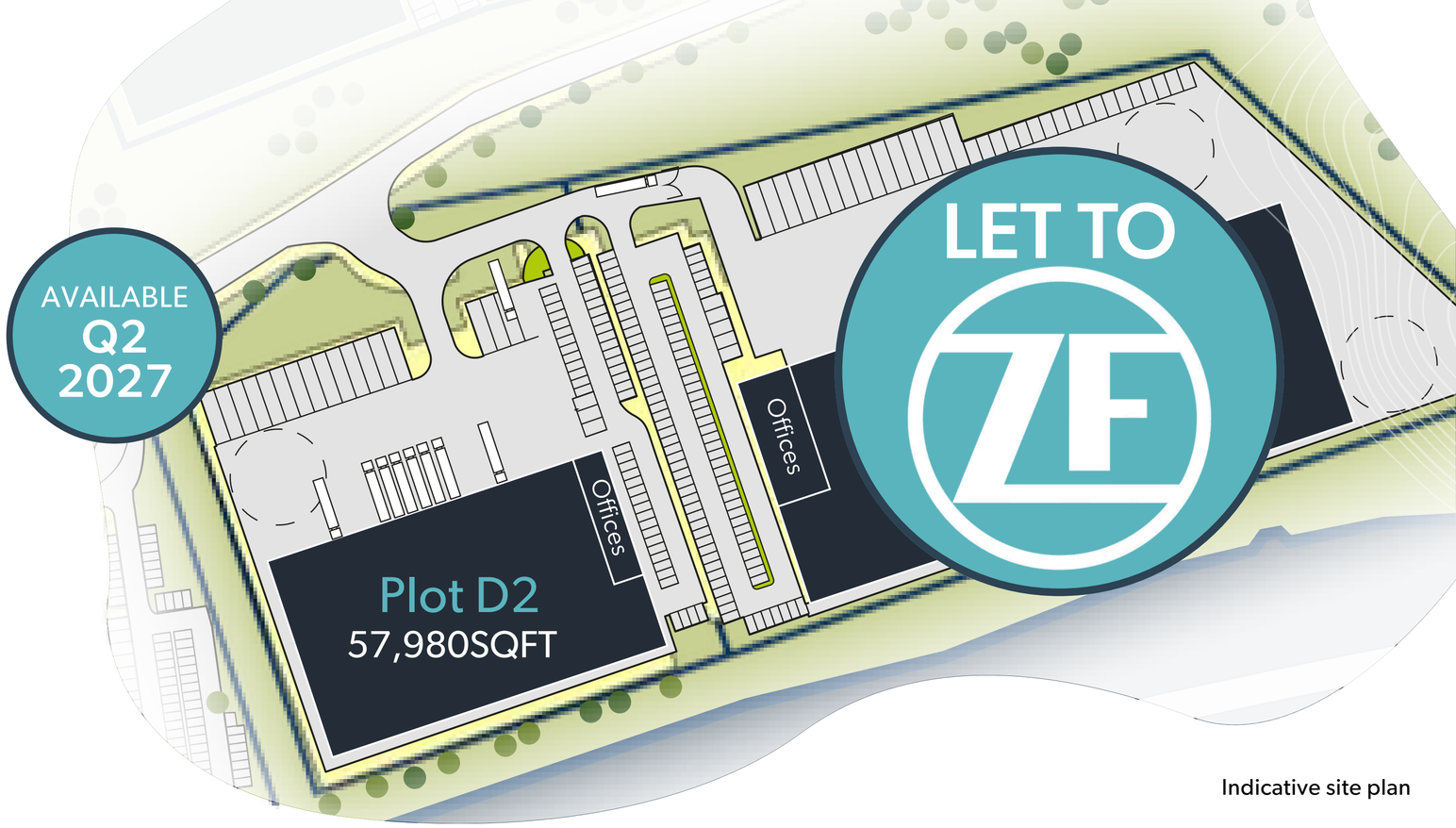
12.5m clear height to both plots

2 Level access doors to both plots

20% EV charging points to both plots

50m secure service yard to both plots

	Plot D2		Plot D3	
Indicative accommodation	**sq ft**	**sq m**	**sq ft**	**sq m**
Warehouse	55,218	5,130	103,441	9,610
First floor offices	2,762	257	5,172	481
Total GIA	**57,980**	**5,387**	**108,613**	**10,091**



Indicative site plan

INDICATIVE SPECIFICATION

Plot D2

- **6 dock level loading doors**
- **54 car parking spaces**
- **18 trailer parking spaces**
- **0.8 MVA available power**

Plot D3

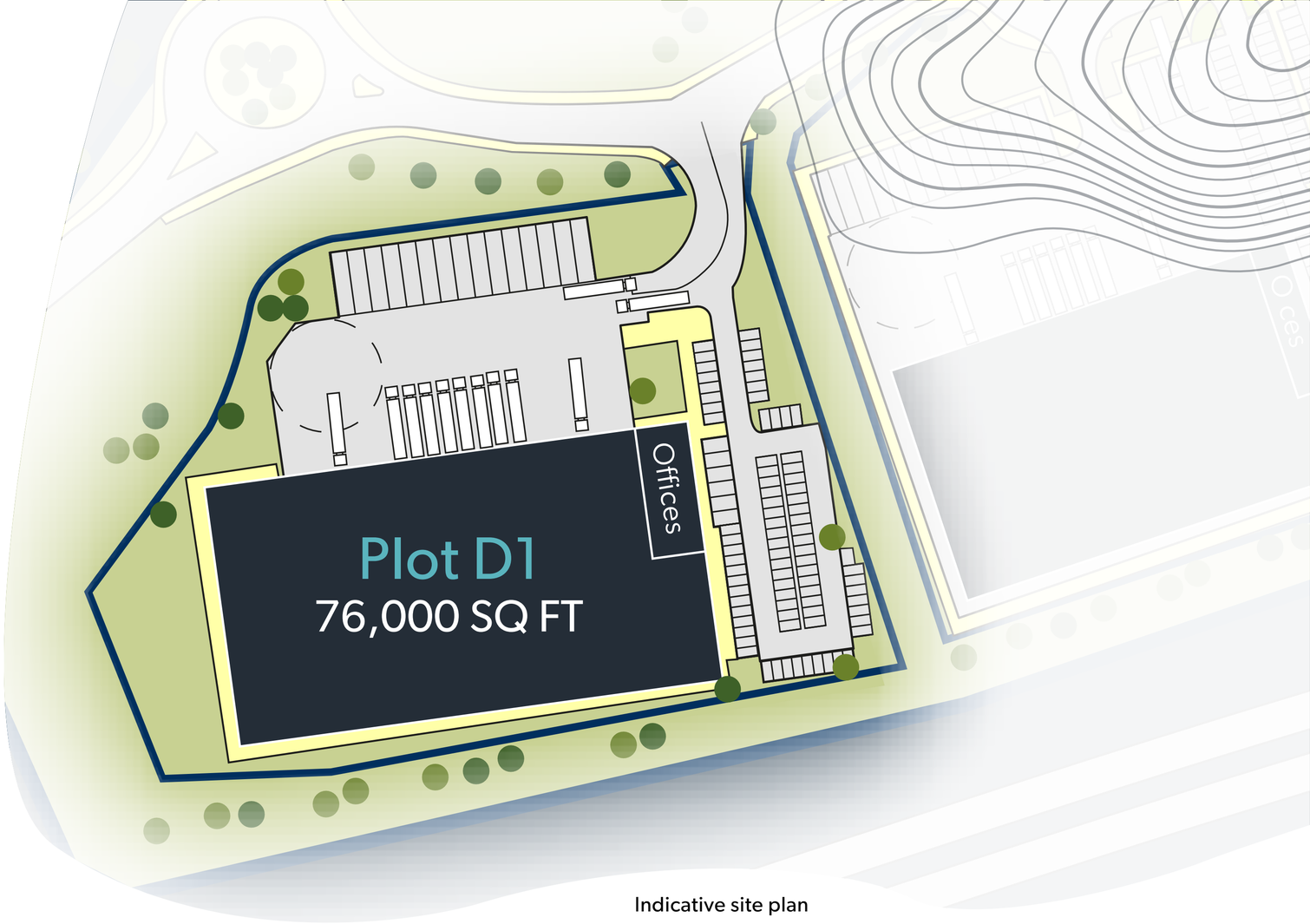
- **10 dock level loading doors**
- **100 car parking spaces**
- **15 trailer parking spaces**
- **1.1 MVA available power**

Plot D1 76,000 SQ FT

Plot D1 is ideal for industrial and logistics occupiers looking for strategically located high quality space.

Built to a grade-A specification, the unit will benefit from a separate secure goods yard and parking, dock and level access doors, plus generous first floor fitted offices.

Indicative accommodation	sq ft	sq m
Warehouse	72,000	6,708
First floor offices	3,800	353
Total GIA	**76,000**	**7,061**



Indicative site plan

12.5m clear height

8 dock level loading doors

2 level access doors

50m secure service yard

88 Car parking spaces

15 Trailer parking spaces

1 MVA available power

Take a closer look

Warehouse

- Up to 40m building height available on plots A & B
- Dock level loading doors
- Level access doors
- FM2 category floor
- Up to 50 kN/m^2 floor loading

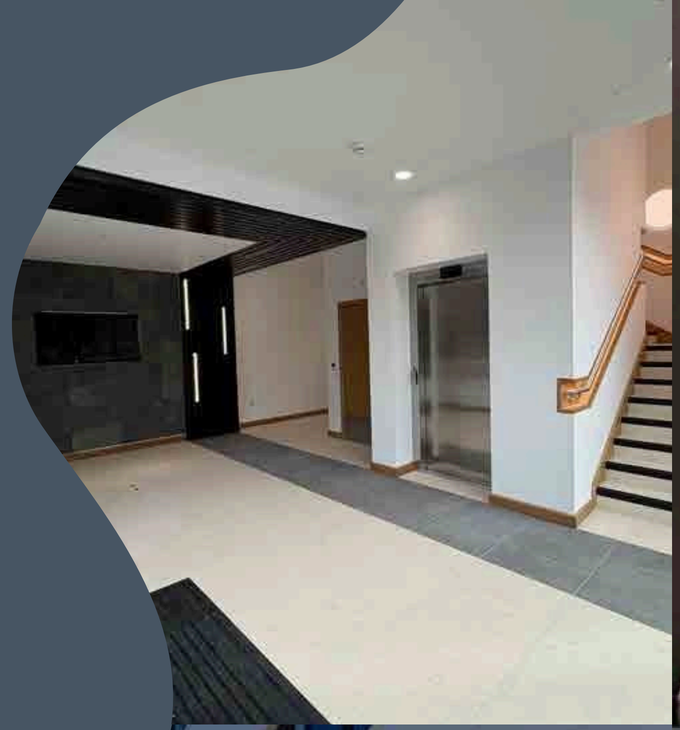
Offices

- Ground floor reception with lift
- Fitted out offices
- Mechanically ventilated system
- Enhanced kitchen and WC areas

External

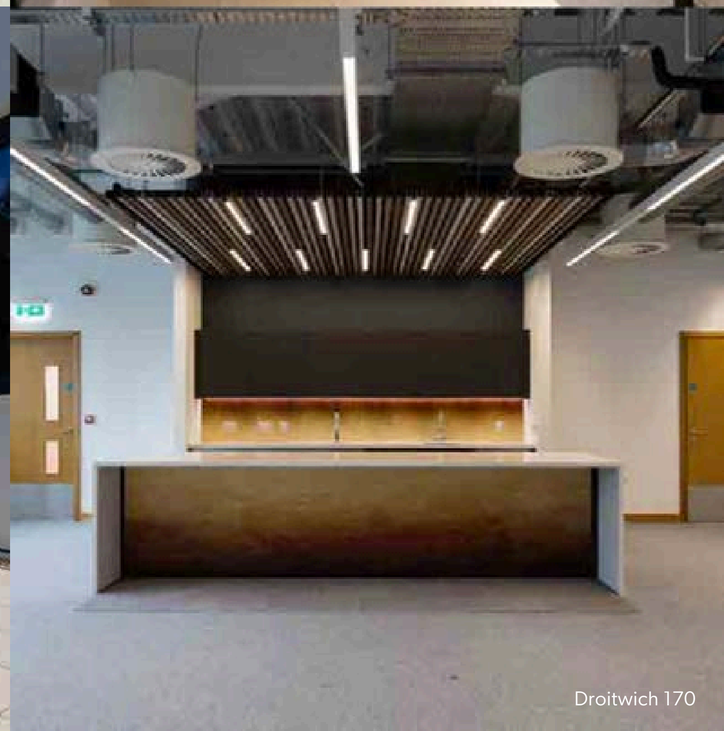
- 24/7 access
- Up to 60m deep service yards
- Secure site
- Car parking spaces
- 20% EV charging points
- Ducts to 100% of parking spaces
- Enhanced landscaping and walking routes

CHATTERLEY PARK | STAFFORDSHIRE ST7 1UN









Sustainability

Every Harworth build performs beyond statutory efficiency and consumption requirements.

The latest low carbon technologies are included within our standard specification. As a result, a Harworth building uses less energy and creates less emissions. Rainwater harvesting, low flow sanitaryware and leak detection also reduce water usage.
A commitment to durability ensures our buildings will be useful for longer. And when the end finally comes, we specify materials with the maximum recycling potential.

Target BREEAM 'Excellent'

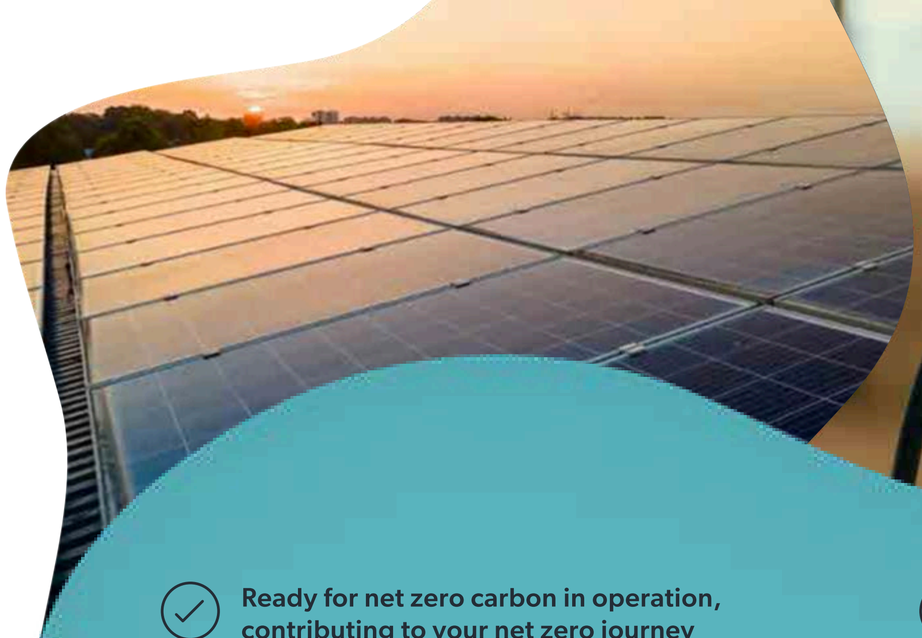
Target Net Zero

Target EPC A

Air source heat pumps

PV panels

LED lighting



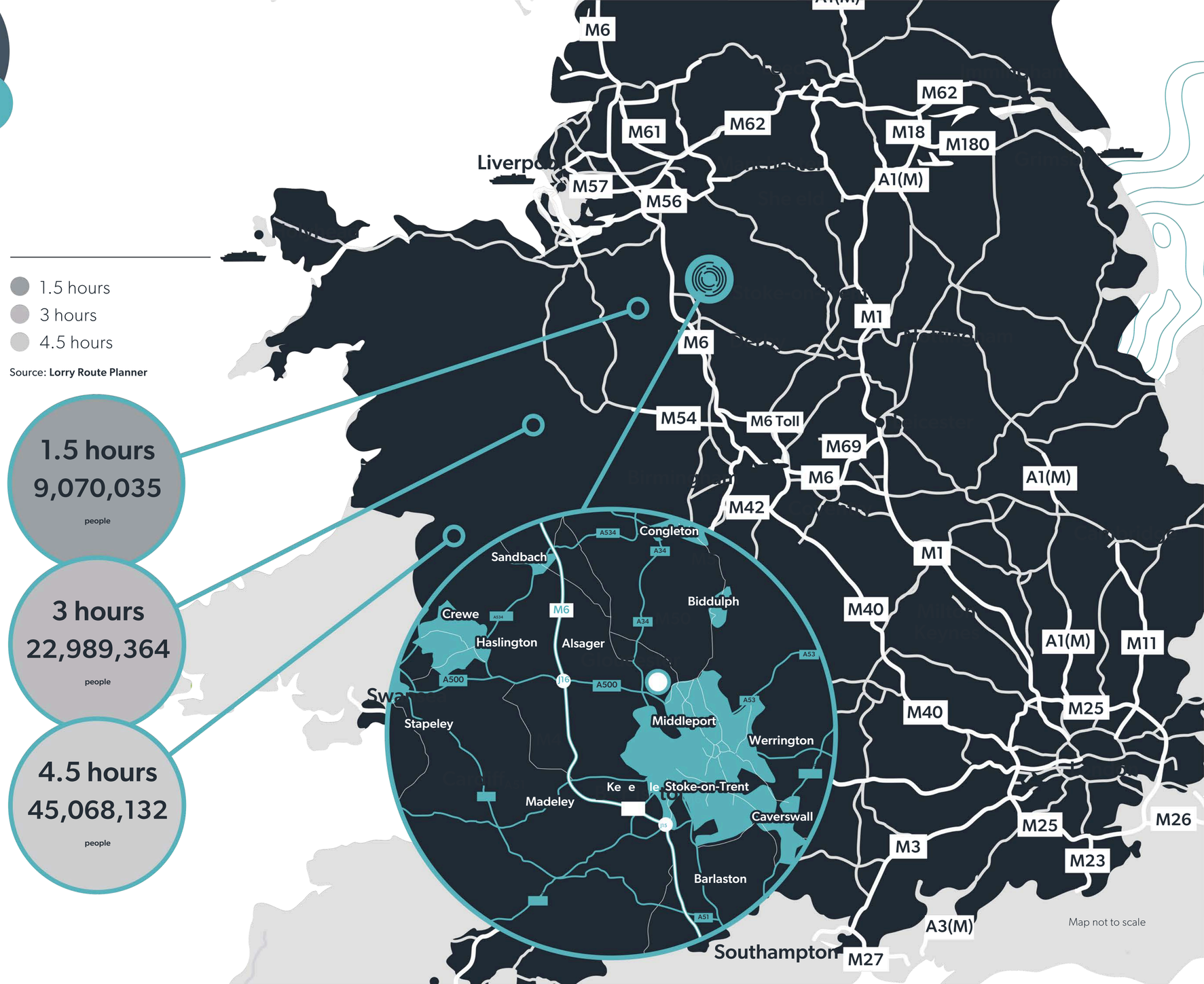


- Ready for net zero carbon in operation, contributing to your net zero journey
- Enhanced building fabric to exceed Building Regulations for energy efficiency
- Roof mounted photovoltaic array providing up to 100% power to the office space
- Building structure ready to accommodate photovoltaic array up to 60% of roof area
- 15% roof lights, reducing daytime lighting energy costs
- LED lighting as standard to minimise energy usage and reduce emissions
- High efficiency Air Source Heat Pumps (ASHP) heating and cooling the offices
- Water conserving sanitaryware
- Water leak detection to save water costs via pipe bursts
- Sustainable drainage to manage water quality and protect local watercourses
- EV chargers to 20% of spaces with capacity for additional chargers to be installed
- Ducts to 100% of parking spaces
- Use of locally sourced recycled and natural products where possible
- Construction waste minimised by recycling, reducing road miles and land fill

Location

Primed for regional and national reach

	Minutes	Miles
Major Routes		
A500	Direct Access	
M6 J16	8	6
M6 J21A /M62	55	37
M1 J24A	83	56
Towns and cities		
Stoke-on-Trent	10	6
Stafford	33	22
Derby	55	43
Manchester	60	41
Birmingham	60	51
Sea Ports		
Liverpool	88	59
Airports		
Manchester	42	28
Birmingham	65	60
East Midlands	76	51



CHATTERLEY PARK | STAFFORDSHIRE ST7 1UN

About Harworth

Harworth Group plc is a leading regeneration and strategic land owner and developer focused on the Industrial & Logistics (I&L) and Residential sectors. We own, develop, and manage a portfolio of over 15,000 acres of Strategic Land over 100 sites located throughout the North of England and Midlands.
We specialise in delivering long-term value for all stakeholders by regenerating large, complex sites, into new I&L developments and serviced remediated land for sale into the I&L and Residential land markets. Our long-term through-the-cycle business model is to create sustainable places, support new homes, jobs and communities where people want to live and work.

Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic significance and are at the forefront of regeneration in the UK.

Our people are every bit as important as our land and are central to our success. We have a highly experienced team of property professionals including surveyors, planners, engineers and project managers, as well as finance, legal, communications and support staff. With our ambitious growth strategy to be a £1bn business by 2028/9, we now employ over 100 people across our four offices at Rotherham (Head Office), Leeds, Birmingham and Manchester, each supporting our regions across the North of England and the Midlands.

JOIN THE HARWORTH JOURNEY
Visit: harworthgroup.com

c15,000
ACRES OF LAND

c100
SITES OWNED AND MANAGED

£4.3BN
POTENTIAL GVA UPLIFT

35M
SQ FT OF POTENTIAL I&L SPACE



A500 / M6 J16
PeacockHay Road, Stoke-on-Trent,
Staffordshire ST7 1UN

/// SCULPTURE.DIVISIONS.ENHANCEMENT

For further information, please contact:



GEMMA BALCKER
Customer Development and Leasing Manager
gblacker@harworthgroup.com
+44 7729 095 290



CALLUM FOLEY
Development Manager
cfoley@harworthgroup.com
+44 7887 499 261

“

Harworth is committed to sustainable regeneration and we are delighted to invest into Chatterley Park. The strategic location can serve the North West, East and West Midlands and will drive significant economic growth. It provides the perfect platform to drive successful business growth.

harworthgroup.com

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CHATTERLEY PARK
chatterleypark.co.uk

CUSHMAN & WAKEFIELD
0121 697 7333
0161 235 8998
cushmanwakefield.co.uk

David Binks
david.binks@eur.cushwake.com
+44 7973 940 515

Nick Spencer
nick.spencer@cushwake.com
+44 7867 203 610

James Lewis
james.t.lewis@cushwake.com
+44 7800 989 916

John Sullivan
john.sullivan1@cushwake.com
+44 7384 803 781

JLL
0121 643 6440
0161 828 6440
jll.co.uk/property

Richard Johnson
richard.johnson@jll.com
+44 7980 837 328

Will Arnold
will.arnold@jll.com
+44 7793 149 886

Steven Jaggers
steven.jaggers@jll.com
+44 7837 995 259

Joshua Brown
joshua.brown@jll.com
+44 7889 067 387

CHARTERED SURVEYORS
mounsey
01782 202294
mounseysurveyors.co.uk

Richard Mounsey
richard@mounseysurveyors.co.uk
+44 7786 528 450

Becky Thomas
becky@mounseysurveyors.co.uk
+44 7795 592 898

Staffordshire County Council

Funded by UK Government

NEWCASTLE UNDER LYME BOROUGH COUNCIL

Harworth