

Muse Developments Limited has been appointed by Rolls-Royce plc to progress a major new commercial and residential development opportunity at Watnall Road in Hucknall.

### Quick Facts

**Project:** Design and build

**Developer:** Muse Developments Limited

**Site Area:** Units from 50,000 ft<sup>2</sup> to 500,000 ft<sup>2</sup>

**Current Buildings:** Rolls-Royce

**Availability:** Occupation from Spring 2016

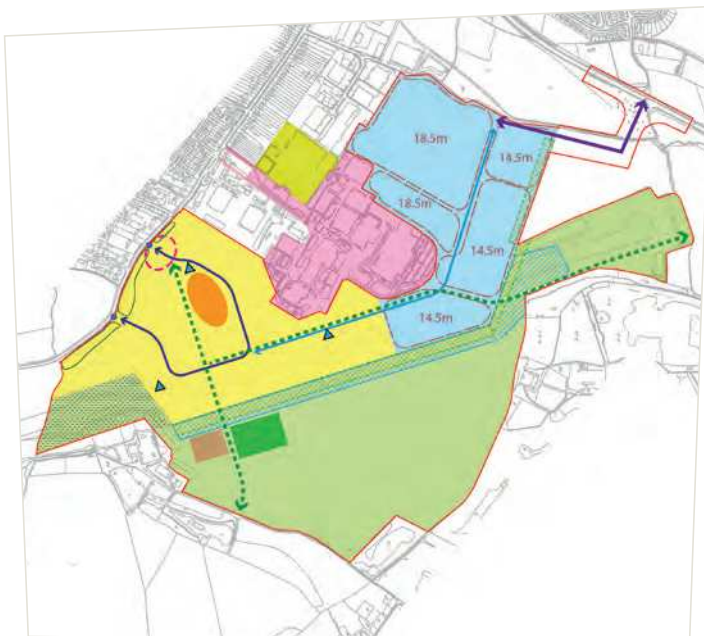
**Planning:** Outline planning consent for B2 and B8

**Location:** Hucknall, Ashfield, Nottinghamshire

Muse will deliver a high quality business park and new residential community which, together with the existing Rolls-Royce operations, has the potential to become one of the true success stories for the East Midlands in the coming years bringing new jobs, new businesses, and a new community to Hucknall.

In collaboration with Ashfield District Council and Rolls-Royce, Muse has established a masterplan and secured outline planning consent for the 150 acre site to provide 900,000 ft<sup>2</sup> of employment space and in the region of 900 homes.

Open space to the south of the existing runway will be retained to incorporate uses which are compliant with the Greenbelt.



The masterplan will be designed to be implemented in a series of phases all of which can be varied to accommodate a variety of footprint sizes, building types and permit the expansion to increase density of a particular plot.

### Ashfield Mansfield Ambition

This site represents an excellent opportunity to gain a foothold in the Ashfield Mansfield Area:

#### Land, labour, skills & resources

- The most cost-effective land and rent values within the UK's fastest-growing regional economy
- 400 acres of land with permission for development
- Fast planning decisions
- Skilled labour pool of 300,000 within a 20-minute commute and some one million people within 45-minutes
- Within an hour of six top-performing universities preparing more than 40,000 highly-skilled, business-ready graduates every single year
- Thriving location for logistics, construction, advanced manufacturing, healthcare and business services

### Economic growth supported by private and public investment

- £266m public-sector capital projects improving infrastructure, services & facilities
- More than £250m private sector developments ready to break ground
- 8,000 new homes being built over the next 10 years
- A range of public sector business support, funding and skills initiatives
- A pro-active development partnership supported by the UK's largest Chamber of Commerce and dedicated award-winning local business hub Mansfield 2020

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