

RUSHCLIFFE BOROUGH COUNCIL



Invest in Rushcliffe

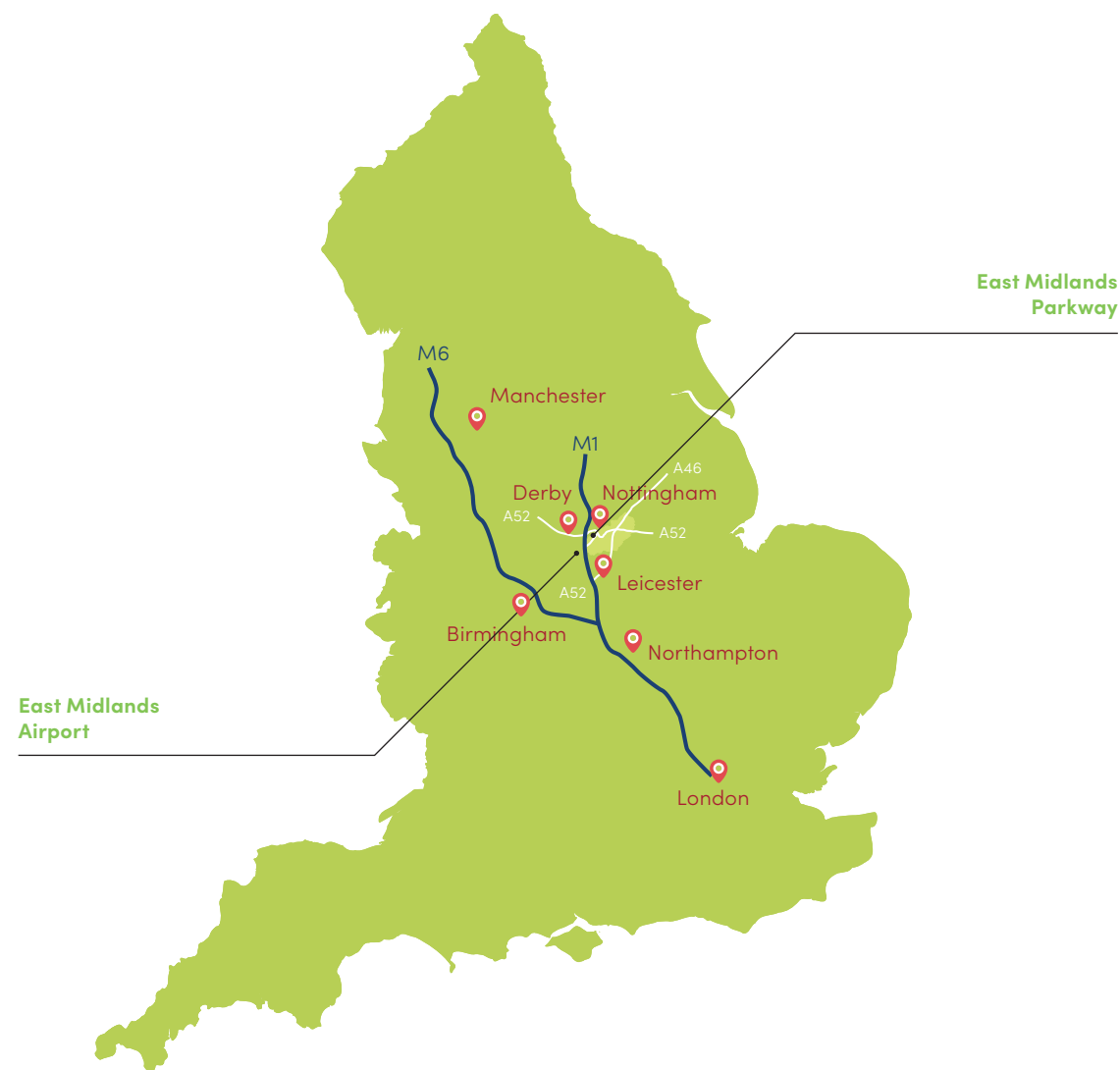


Welcome

Rushcliffe is where business success begins and flourishes. Whether you're launching a start-up, expanding your operations, or seeking a thriving environment to grow, Rushcliffe offers everything your business needs to excel. We offer a wealth of opportunities – from employment-ready talent to prime development land and a supportive business community driven by passion and ambition.

Rushcliffe is located in the East Midlands benefitting from a central location, close to major cities including Nottingham, Derby and Leicester and with excellent transport links. Our areas boasts attractive towns and villages, vibrant communities and outstanding schools all against a backdrop of stunning countryside.'

We're a destination where quality of life and business go hand-in-hand. Home to iconic landmarks such as Trent Bridge, Nottingham Forest Football Club, and the National Water Sports Centre, Rushcliffe offers a dynamic and exciting place to live, work, and invest.



Home to big names

Rushcliffe is home to a range of big businesses, providing products and services from Rushcliffe to customers across the world. Some of these include:

BRITISH GYPSUM

East Leake is home to the world-famous plasterboard and dry-lining company which also houses its large training academy.



JOHN DEERE

Langar is home to this legendary farming, mowing and land-based equipment manufacturer.



JOHN DEERE

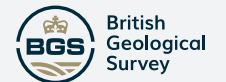
IDEAGEN

Ruddington is home to this global innovative software business providing software solutions in regulated or high-compliance industries.



BRITISH GEOLOGICAL SURVEY

Keyworth is the base of the world's oldest national geological survey providing advice on natural disasters and geosciences.



SCIENTIFIC LABORATORY SUPPLIES (SLS)

SLS has grown to become the UK's largest independent supplier of laboratory equipment, chemicals and consumables and have recently made Rushcliffe their home.



NOTTINGHAM FOREST

This historic Premier League football club host their home matches at the world-famous City Ground. Their state-of-the-art training base is also found in Rushcliffe.



HOLME PIERREPONT COUNTRY PARK AND NATIONAL WATER SPORTS CENTRE

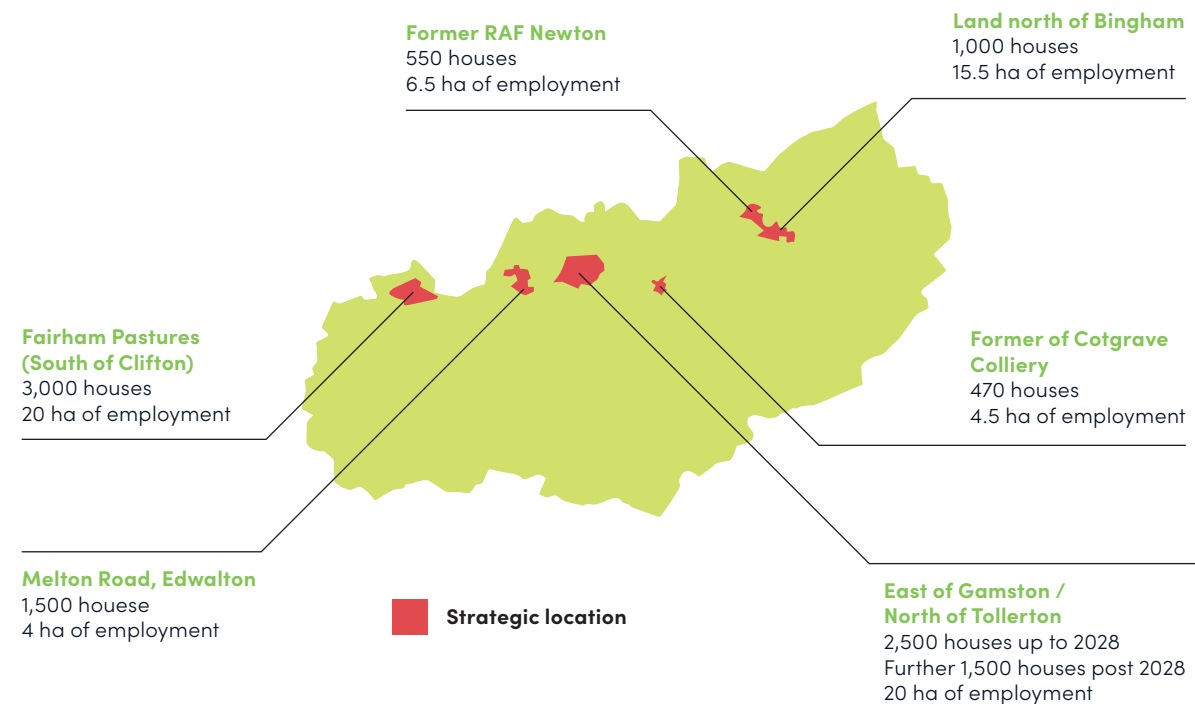
One of the best inland water sports facilities in the country and training base for many Olympic medal winners. The Country Park provides 270 acres of beautiful parkland, with a range of activities and overnight accommodation available.



Growing Places, Growing Communities

We're making space for around 13,150 new homes in Rushcliffe before 2028. With this growth comes the need for new schools, upgraded infrastructure, and opportunities for businesses to thrive.

Our local plan identifies key sites where we'll actively support employers to invest, expand, and create jobs, ensuring vibrant, well-connected communities for the future.



Land available for commercial development

UNIPER

The Ratcliffe-on-Soar site is at the forefront of sustainable transformation, evolving from the UK's last coal-fired power station into a cutting-edge, advanced manufacturing and technology hub. This flagship redevelopment is a powerful symbol of the East Midlands' commitment to decarbonisation, innovation, and long-term industrial growth.



- Site Size: 273 ha
- Timescale: 2025+
- One of the 3 tax sites of the East Midlands Freeport
- Creation of up to 10,000 jobs
- Local Development Order in place to help accelerate development
- Excellent connectivity to East Midlands Airport and adjacent to East Midlands Parkway
- High-capacity utilities infrastructure for industrial and manufacturing needs.
- Water extraction rights to support industrial and manufacturing operations.

With a Local Development Order (LDO) already in place, the site offers investors a streamlined planning process, enabling swift development and faster routes to delivery. Businesses locating there will also benefit from attractive tax incentives and simplified customs procedures, making it a competitive location for forward-thinking enterprises.

Strategically positioned with excellent transport links, Ratcliffe-on-Soar is just minutes from East Midlands Airport and adjacent to East Midlands Parkway railway station. The site boasts a direct rail freight connection with a capacity of 5 million tonnes annually, providing businesses with robust logistics solutions at the heart of the UK.

This project will drive significant employment opportunities, strengthen energy resilience, and attract major investment into transport infrastructure and public amenities – generating lasting benefits for local communities and the wider region.

The site will become a centre for:

- Advanced manufacturing, including technology needed to transition to net-zero.
- Low-carbon energy production, and energy storage for more efficient energy use.

FAIRHAM

Fairham is a major new development bringing 3,000 high-quality homes to Rushcliffe, creating a vibrant, sustainable community. Perfectly positioned with excellent transport links, Fairham is a place where people, jobs, and opportunity come together – driving growth and supporting the future prosperity of the region.



The development is located within easy reach of Nottingham City centre and is minutes away from major transport links such as East Midlands airport and the M1. Fairham is also on the doorstep of the Ratcliffe-on-Soar power station site.

FAIRHAM BUSINESS PARK

- Site Size: 1 million sq ft in total. Over half a million built or under construction
- Available now



Fairham Business Park is already home to a number of high-quality occupiers but the exciting opportunity exists for further businesses and uses to locate themselves on this exemplar scheme.

The business park benefits from being outside the workplace parking levy and has excellent transport links. Adjoining the A453, within easy reach of junction 24 of the M1, East Midlands Airport and the NET Tram Park & Ride site, with further transport improvements expected, Fairham Business Park offers the perfect location for business.

Phase 1 of Fairham Business Park is fast approaching completion and has industrial/distribution facilities from 20,000 to 165,000 sq ft. Opportunities to move to Fairham Business Park within phase 1 of the development are now limited but enquiries for a 44,400 sq ft design and build unit are being handled by agents, FHP and Fisher German.

Phase 2 has design and build facilities to buy or rent for a variety of potential occupiers, including office, trade counter, leisure, gym, hotel, trade counter and others considered. Phase 2 is currently being masterplanned to accommodate units from 2,500sq ft upwards. Phase 2 is currently undergoing extensive earth works to prepare the 22.85 acres of land for the next stage of development.

For further information visit: fairhambusiness.co.uk

BINGHAM 46, NOTTINGHAMSHIRE

- Type of Investment Sought: Developer
- Site Size: 15.8 hectares Gross
- Timescale: 2025 – 2035
- Delivery Timescale: 1 + years



The site is located to the north of the growing market town of Bingham which is located approximately 28 miles northeast of Leicester, 15 miles west of Grantham, 12 miles south west of Newark and 10 miles east of Nottingham

The site benefits from excellent connectivity, it lies at the intersection of the A52 (Nottingham to Grantham Road) and A46 (Lincoln to Leicester Road) offering excellent road connections in an east-west direction and north-south. The A46 offers dual carriageway connections to the A1 at Newark and the M1 at Junction 21 (approximately 28 miles to the south-west).

The Employment Land forms part of a large mixed-use development on land at Chapel Lane. The majority of the Chapel Lane development (i.e. other than the Employment Land) is currently being built out by a number of residential housing developers (1050 homes when completed).

The site is in a prominent position and is currently undeveloped allocated employment land with outline planning consent for employment related uses (B2 and B8). The site has recently been sold by the Crown Estate to Rula Developments who are looking at securing Planning for essential Infrastructure and offering the scheme on a Design and Build Basis. The scheme can offer buildings from 10,000 sq ft up to 350,000 sq ft subject to reserved matters and the overall scheme has consent for over 500,000 sq ft of accommodation.

Key facts:

- Excellent connectivity through East Midlands and beyond with easy access to the A52, A46, A1 and M1.
- Outline planning permission in place.
- Proposal to deliver a manufacturing/industrial-led scheme, to include other employment uses to include innovation and warehouse uses.
- Creation of buildings that are climate resilient and reduce embodied carbon.

FORMER RAF NEWTON

- Site size: 15ha of employment land
- Available now
- Excellent connectivity with easy access to the A52, A46, A1 and M1.
- Outline planning permission in place

Former RAF Newton is located on the A46 close to the existing village of Newton approximately 28 miles north east of Leicester, 15 miles west of Grantham, 12 miles south west of Newark and 10 miles east of Nottingham. The site has permission for 550 homes and 15ha of employment land.

The housing developer started on site in October 2020 and to date has completed approximately 150 homes.

There is existing employment uses to the back (west) of the site which are former aircraft hangars and are in use.

To find out more visit: qaplanning.co.uk/newtonvillage



COTGRAVE

- Site size: 6.8 acres
- Available now
- Units up to 45,000 sq ft
- Located close to both the A46 and A52 with easy access to the M1

The site has planning consent for industrial, warehouse and office uses. It offers an ideal opportunity for local, regional and national operators given the excellent transport links provided by this location.

Part of the site is already developed with small industrial units ranging from 750 to 1,750 sqft. Further phases are available for development now with units up to 45,000 sqft.

For more information visit: shorturl.at/GyFMO



GAMSTON/TOLLERTON

- Site size: 20ha
- Timescale: 2026+
- Excellent connectivity to A52 and M1
- Within 5 miles of Nottingham city centre

Located on the edge of West Bridgford and in easy reach of Nottingham city centre, Gamston will deliver approximately 4,000 new homes alongside employment land, schools, shops, and essential services.

This major development benefits from excellent transport links, ensuring easy access to Nottingham's thriving economy, culture, and amenities.

Currently the Borough Council are working with willing landowners to develop a supplementary planning document to support delivery of the site.



Supporting Businesses

Rushcliffe is home to a diverse range of micro, small and medium sized businesses. – we are incredibly proud of the diverse range of SME's in the Borough. We have an excellent track record of supporting our local business community through a variety of support and funding initiatives.

UKSPF

UK Shared Prosperity Funding has enabled local SME's to apply for significant funding to diversify, grow and improve their business. Over 70 businesses have been awarded funding since 2023 with the common themes of work being:

- Shopfront Improvements
- Energy Efficiency Improvements
- Digital Infrastructure (websites, online stores, hardware purchase)
- Equipment/machinery purchases to grow
- Construction of new accommodation
- Extension of premises

In all, we have awarded over £500,000 of funding to local businesses since 2023.

Free Business Support

Local SME's are able to access a range of free business support and training to help develop and grow the skill sets of business owners and their workforces. Rushcliffe work closely with Nottinghamshire County Council, East Midlands Chamber and Rushcliffe Business Partnership to bring SME's together and provide support wherever possible.

Rushcliffe Business Partnership

Rushcliffe Business Partnership (RBP) has been supporting local businesses for over 25 years. The partnership delivers free monthly networking sessions in two locations, as well as superb quarterly workshops with highly knowledgeable and inspiring speakers to provide SME's with real, practical advice to take straight into their businesses.

For further information please contact:

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