

Project Experience

Harworth & Bircotes Town Centre Growth Plan, Bassetlaw District Council – Property Market Analysis and Advice



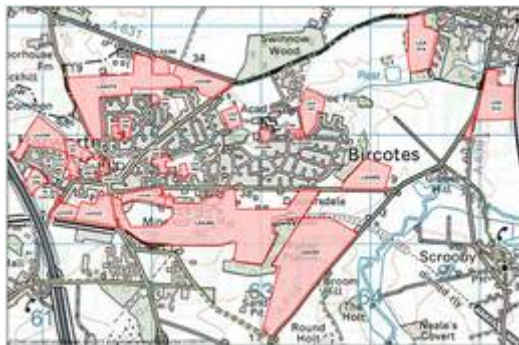
Outline

AspinallVerdi were instructed as co-consultants to Nexus Planning who were advising Bassetlaw District Council on the growth plan of Harworth & Bircotes.

The town has a population of c 8,500 people and is currently experiencing a substantial amount of residential and commercial development given its primacy to the A1 and relative affordability. The Council were seeking advice in order to ensure they could capitalise on this growth and improve the town-centre retail and leisure offering.

Services Provided

AspinallVerdi undertook a property market review which comprised of a supply and demand analysis of the residential, office and retail / leisure markets. This included an analysis of occupier demand through soft-market testing and stakeholder engagement with active housebuilders and landowners Kier, Jones Homes and Harworth Group. This process identified active commercial requirements for Harworth & Bircotes town-centre and demonstrated a commitment to housing delivery on sites currently in the planning system.



Outputs

The property market analysis and soft-market testing demonstrated active commercial requirements for retail space and potential future requirements given the population growth forecasts following residential development.

In collaboration with Nexus Planning, AspinallVerdi made recommendations on where this growth could be accommodated within the town-centre boundary taking into consideration Council land ownership and forthcoming planning applications.

