

## Project Experience

### Middletons Site Worksop, Bassetlaw District Council – Feasibility Study



#### Outline

Bassetlaw District Council instructed a team of consultants including Nexus Planning, Bauman Lyons Architects and AspinallVerdi to undertake a feasibility study of a town-centre site in Worksop.

The site which is situated within a conservation area has approximately 9,000 sqft of existing vacant floorspace and 0.75 acres of land to the rear which is currently used as a car park.

#### 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. The purpose of the market analysis was to inform the potential land uses for the rear of the site and existing buildings.

The preferred development option for the site was formed through our market intelligence and with inputs from Nexus Planning and Bauman Lyons with regard to planning and urban design policy. AspinallVerdi provided viability advice of the preferred development option using Argus Developer.

#### Outputs

The viability assessment of the preferred option demonstrated that even with the Council's internal funding, the scheme would require additional external funding in order to be viable.

The property market analysis and viability advice was provided in a written report in order to support the Council's Local Enterprise Partnership funding application.

