

BRAND NEW GRADE A INDUSTRIAL & LOGISTICS PARK

25,000 TO 518,000 SQ FT

FOR SALE / TO LET

- ⦿ UNRESTRICTED DEVELOPMENT HEIGHT
- ⦿ DIRECT ACCESS TO A500 / M6 J16
- ⦿ FIRST UNIT AVAILABLE FROM Q4 2025



**CHATTERLEY
PARK**

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
- No height restrictions
- 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



SOUTH TO BIRMINGHAM

M6

J16

NORTH TO MANCHESTER

A500

A34



A500

NEWCASTLE-UNDER-LYME

STOKE-ON-TRENT & EAST MIDLANDS

A527

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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:



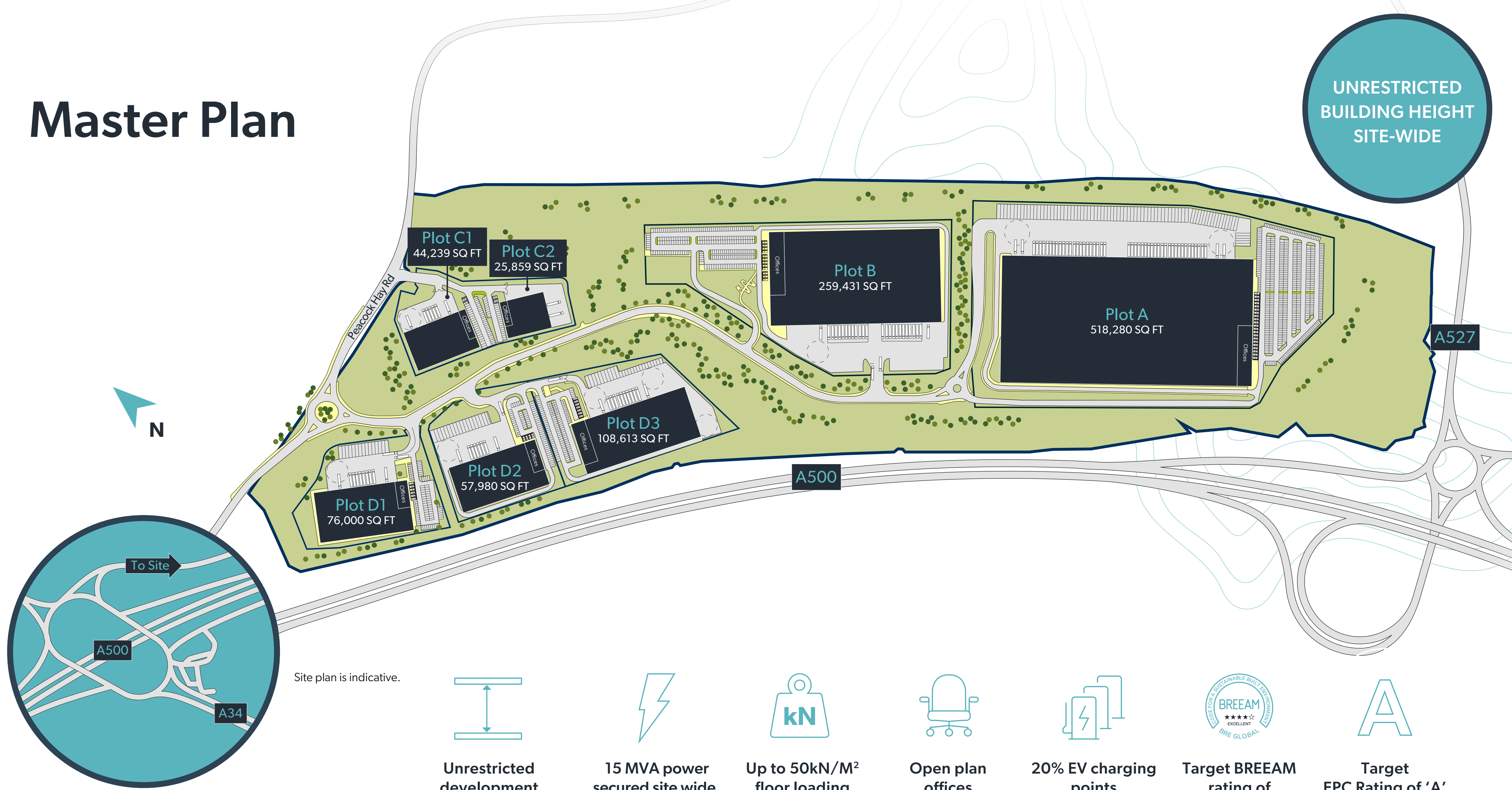
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Approximately 3.2 million people within a 45 minute commute of the site.

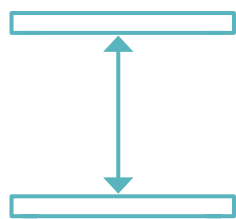


Master Plan

UNRESTRICTED
BUILDING HEIGHT
SITE-WIDE



Site plan is indicative.



Unrestricted
development
height



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'



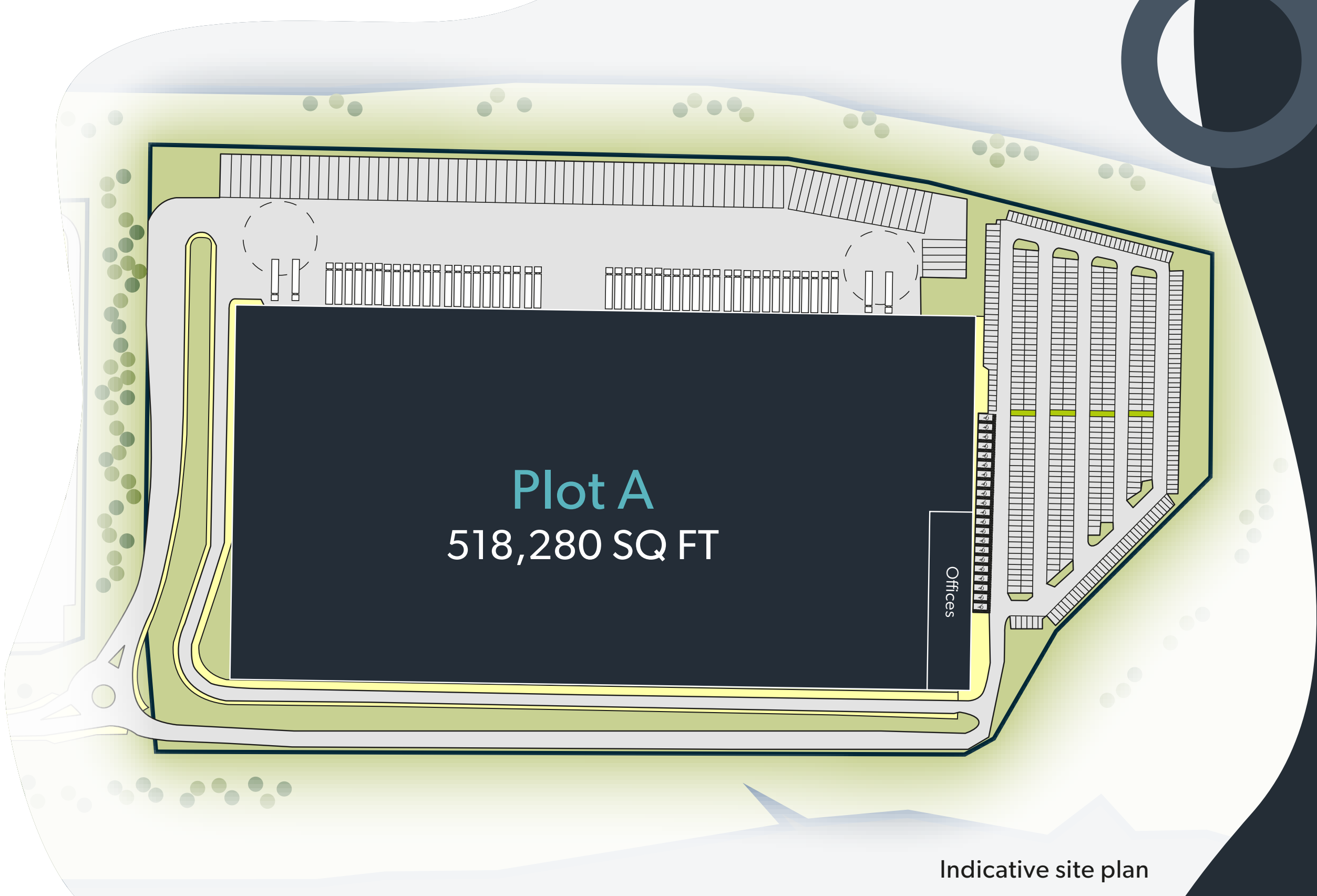
Target
EPC Rating of 'A'

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



Unrestricted development height



46 Dock level loading doors



4 level access doors



60m single yard cross-dock options



497 Car parking spaces



84 Trailer parking spaces

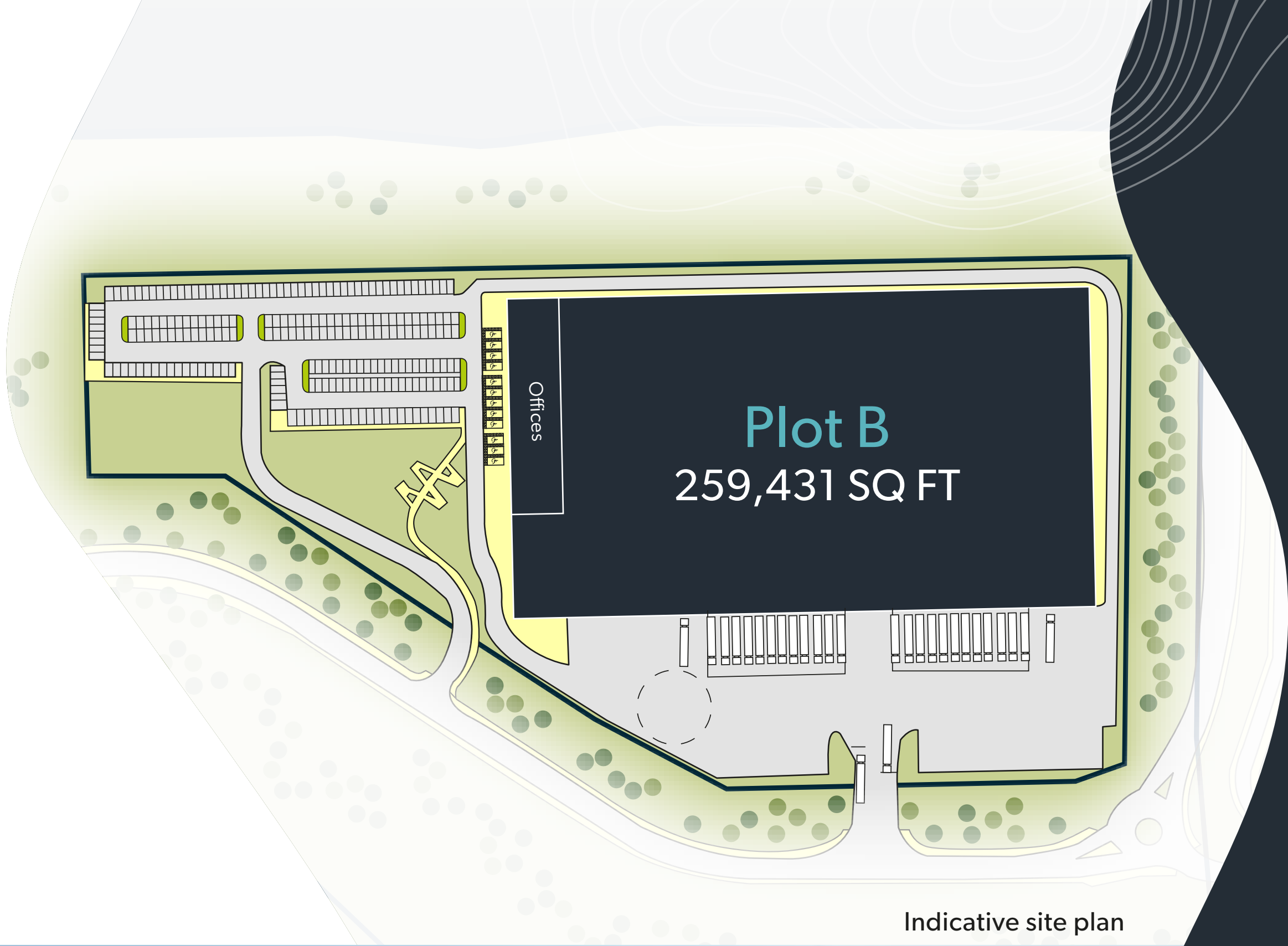


4.1 MVA Power. Further capacity available

Plot B 259,431 SQ FT

Plot B can accommodate a large scale single unit up to 259,431 sq ft. With no restrictions on height and 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




Unrestricted
development 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.

- 

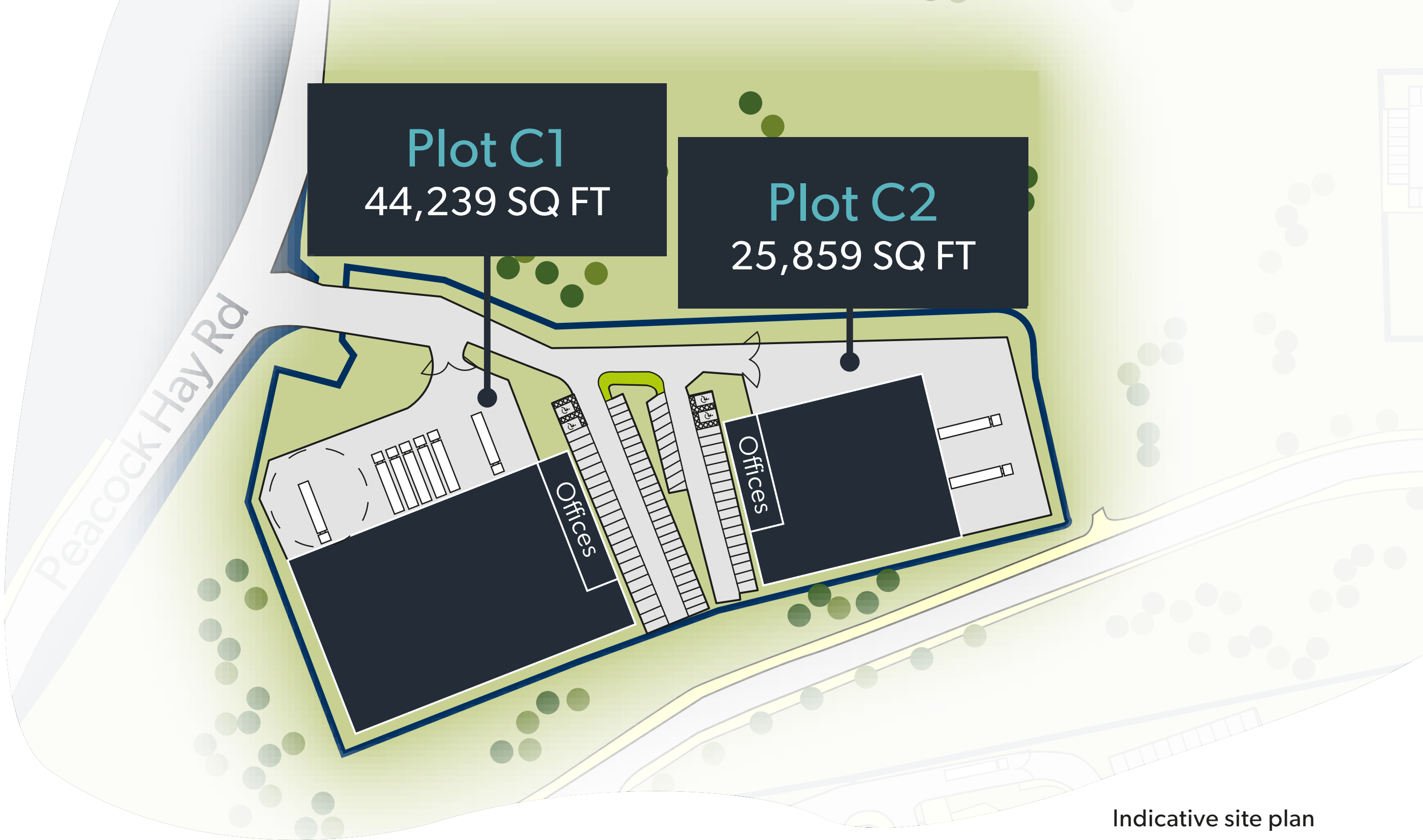
Dedicated access to both plots
- 

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 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.

- 

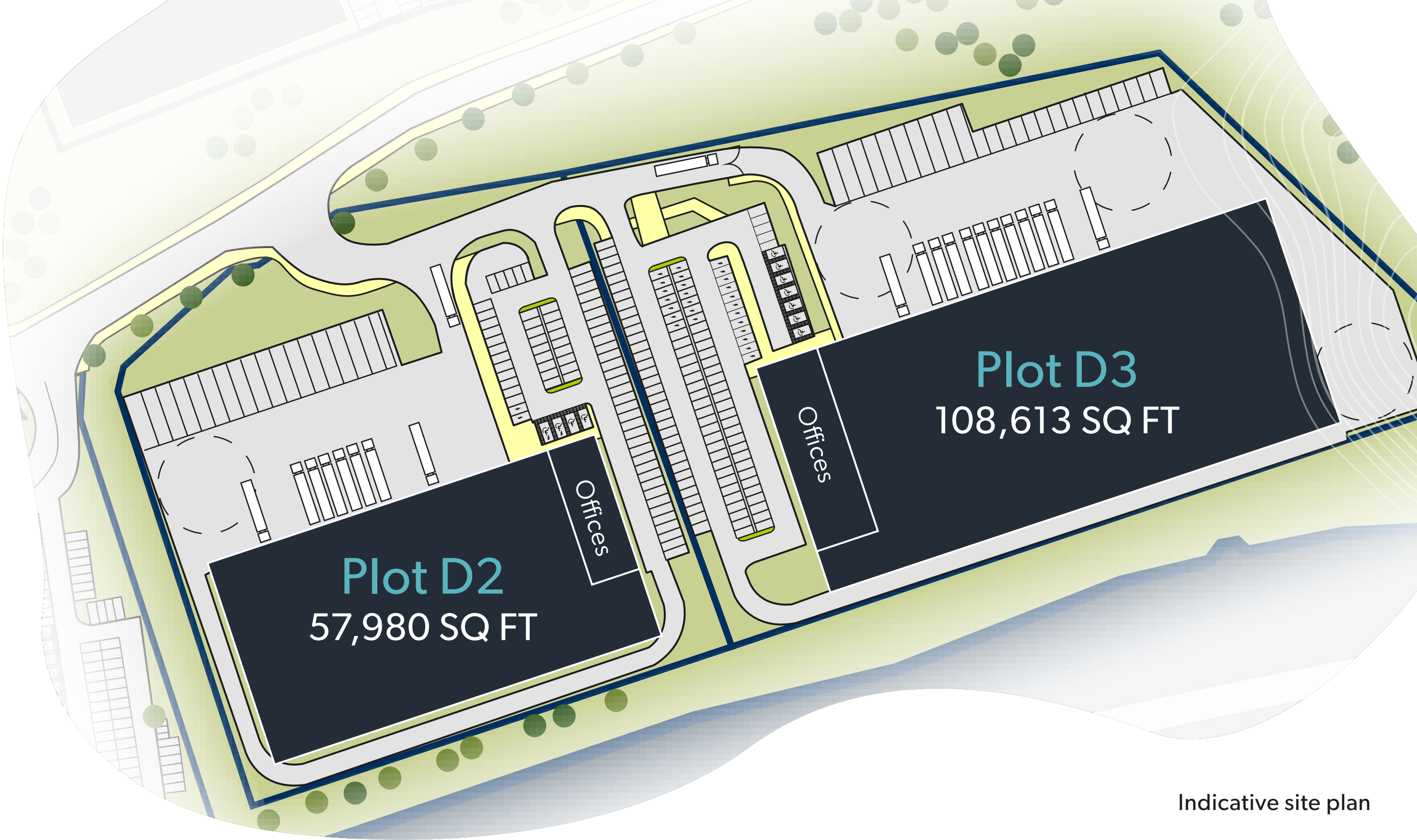
12.5m clear height to both plots
- 

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 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



10 trailer parking spaces



1.1 MVA available power

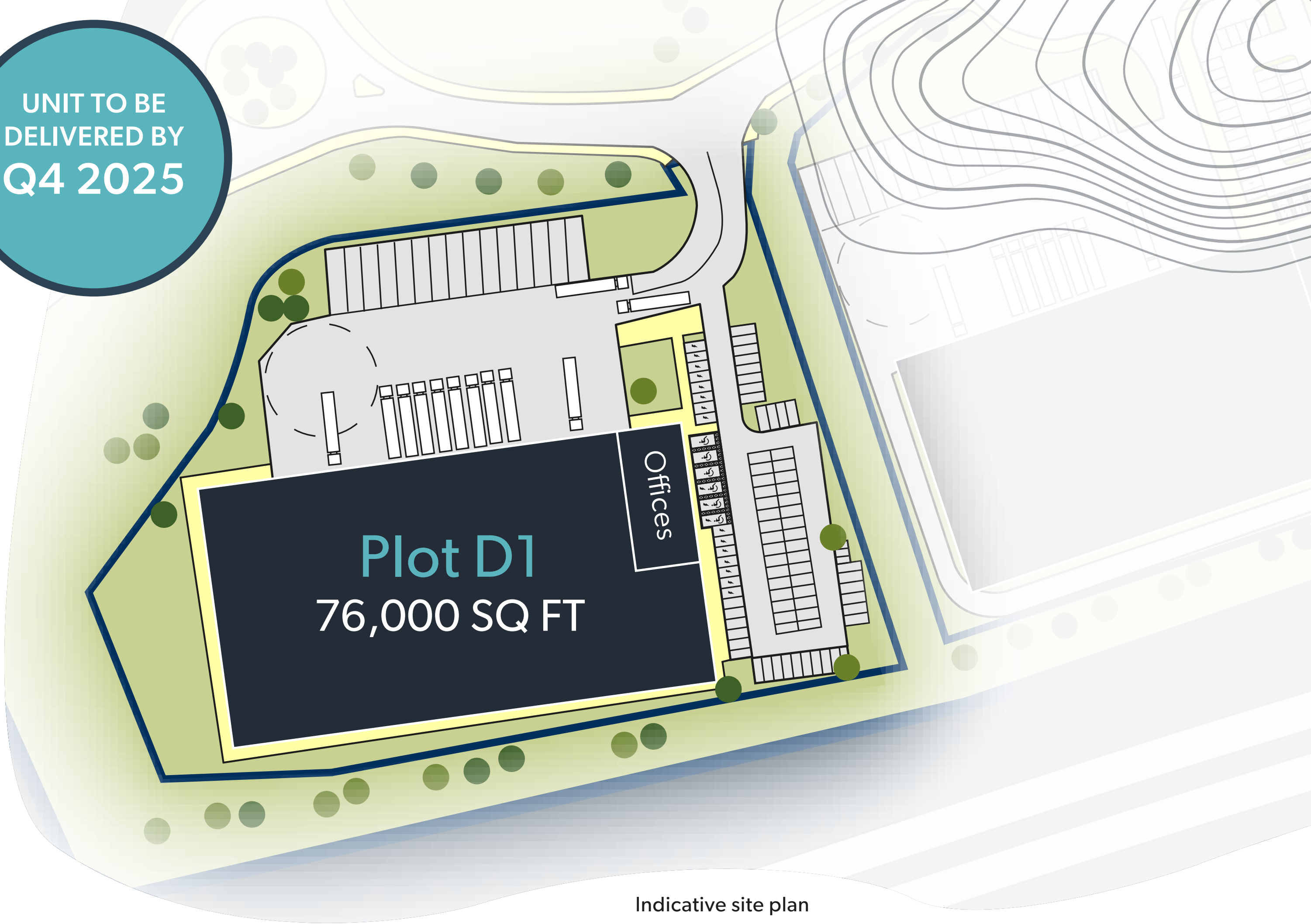
Plot D1 76,000 SQ FT

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

UNIT TO BE
DELIVERED BY
Q4 2025



Indicative site plan

- 

12.5m
clear height
- 

4 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

- Unrestricted development height
- Dock level loading doors
- Level access doors
- FM2 category floor
- Up to 50 kN/m² floor loading

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

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Offices

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



Indicative CGI



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.



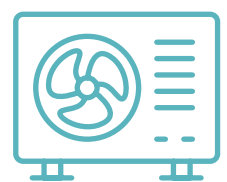
Target BREEAM
'Excellent'



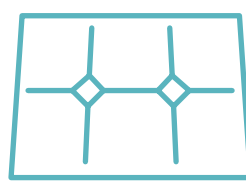
Target Net Zero



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

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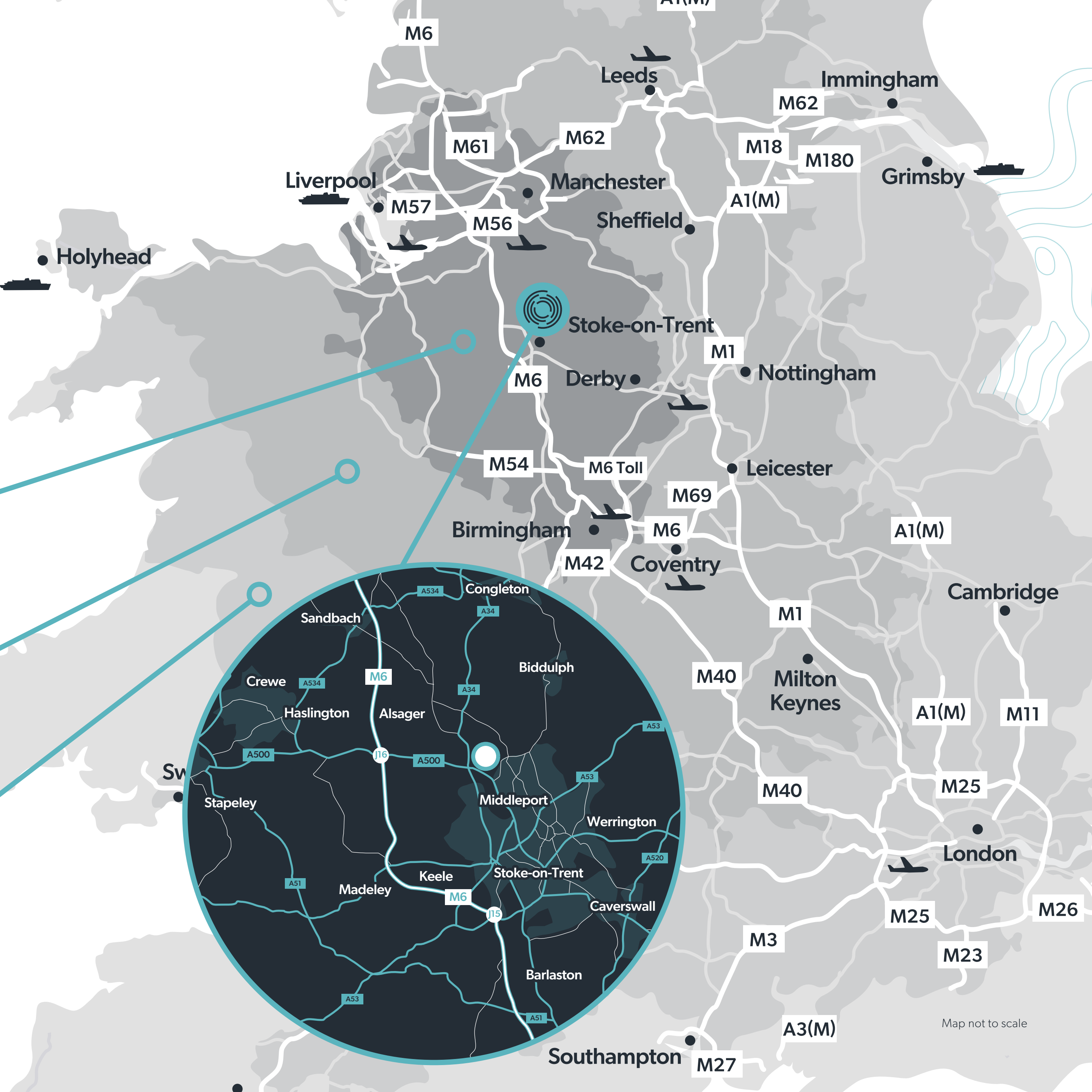
- 1.5 hours
- 3 hours
- 4.5 hours

Source: Lorry Route Planner

1.5 hours
drive time
9,070,035
people

3 hours
drive time
22,989,364
people

4.5 hours
drive time
45,068,132
people



About Harworth

Harworth Group plc is one of the UK's leading land and property regeneration companies, owning and managing over 14,000 acres on around 100 sites in the North of England and the Midlands.

We transform former industrial sites and urban edge extensions into new homes and employment areas; creating sustainable places 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 2027, 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](https://www.harworthgroup.com)

c14,000

ACRES OF LAND

c100

SITES OWNED
AND MANAGED

£4.8BN

POTENTIAL
GVA UPLIFT

37.7M

SQ FT OF
POTENTIAL
I&L SPACE



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

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“
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

Misrepresentation Act: Cushman & Wakefield and JLL for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Cushman & Wakefield and JLL has any authority to make any representation or warranty whatsoever in relation to this property. Images are indicative only. February 2025 – 05875-01 Thinkbdw.

The logo for Cushman & Wakefield, featuring a stylized building icon and the company name.

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The logo for JLL, featuring a stylized circular emblem and the letters "JLL".

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Harworth