



FRATER PROPERTY PARTNERS
YOUR PROPERTY INVESTORS

Location Guide

Bardolph View

Nottingham's Economy & Population

- Nottingham's economy contributes c. £12.8 billion and is regarded as the principal financial and commercial centre of the East Midlands.
- Nottingham has a population of around 332,900 people, having grown around 5% in the last 10 years. It is predicted that over 780,000 people live within 45 minutes of the city centre meaning commuter locations are plentiful.

Why Nottingham?



Nottingham is increasingly recognised as a prime location for property investment, offering a compelling mix of affordability, strong rental yields, and significant growth potential.

The city boasts some of the UK's highest rental yields, averaging around 5.6%. This robust rental market is supported by a large student population of over 70,000, thanks to the presence of two major universities: the University of Nottingham and Nottingham Trent University.

Nottingham is also undergoing major regeneration, which should further increase demand for people living in the area. Nottingham's central location and excellent transport links further strengthen its appeal as one of the UK's leading investment hotspots. Nottingham offers a balanced investment opportunity with strong rental returns, capital growth prospects, and a vibrant, growing economy.



Nottingham's Regeneration

Multi Billion Pound regeneration projects across the city.

- The regeneration includes the £2bn **Broad Marsh redevelopment** (one of Europe's largest city-centre regeneration projects) comprising of 1,600 new homes and 20,000 Square Metres of office, commercial and leisure space.
- **Island Quarter** – a mixed use transformation project focused on commercial, residential & leisure facilities.
- **Fairham** – introducing 3,000 new homes to the area as well as a new business park, primary school and community facilities.
- **Waterside Bridge** – connecting a previously underutilised area of the city centre to West Bridgford and other areas creating more opportunity for new developments along the River Trent.



The Location

Bardolph View



Distance to Amenities:

The area around the development offers a wide range of leisure activities. You'll find nearby historic sites, unique cave systems, and a variety of theatres and museums.

For outdoor enthusiasts, Colwick Country Park is just 2.4 miles away, with a large lake for open-water swimming, scenic walks, and picnics. At Holme Pierrepont Country Park, you can enjoy adventure sports like a thrilling lagoon obstacle course, high ropes, and watersports.

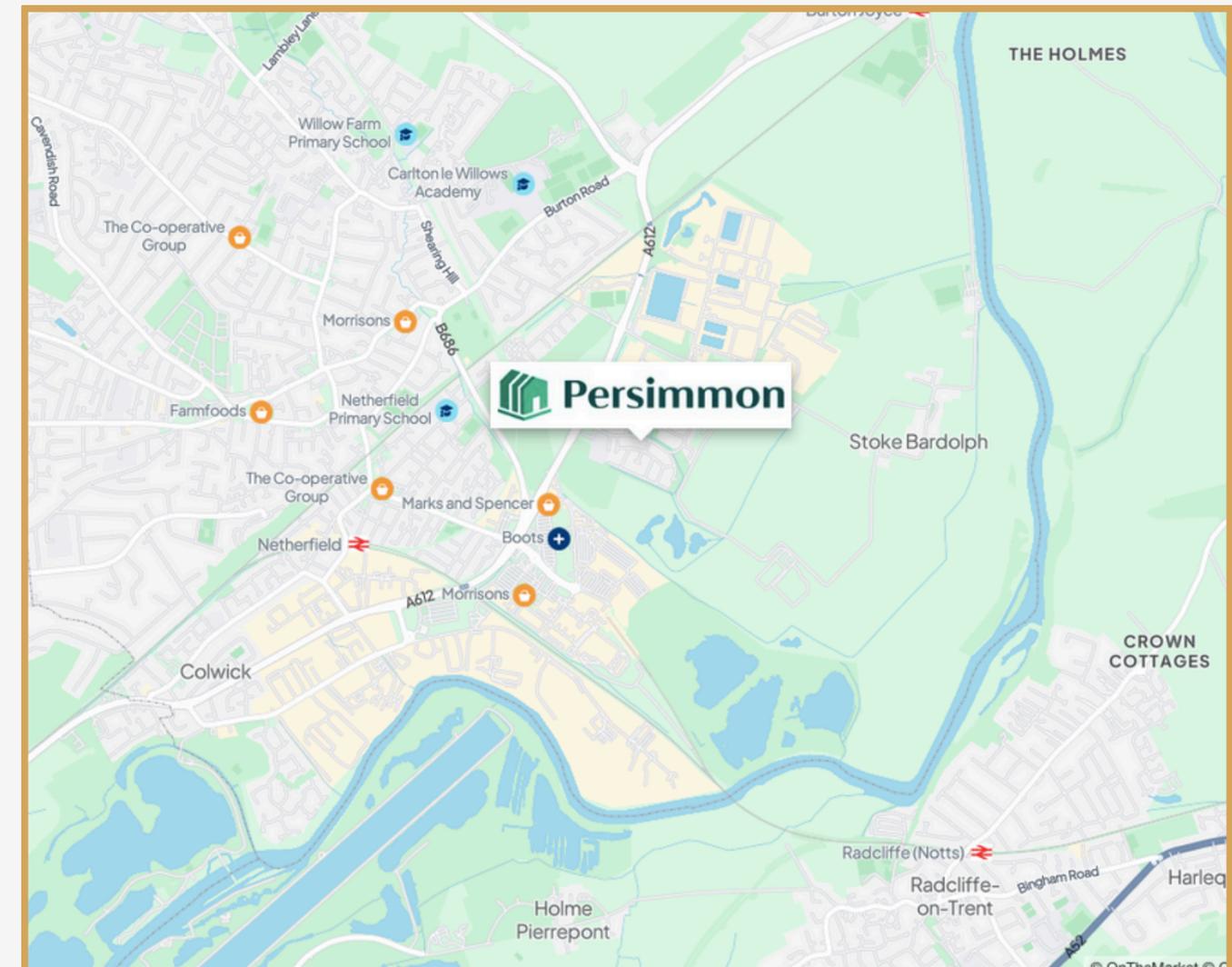
Distance to schools:

Netherfield Primary School (0.6mi.) Ofsted Good, Venture Learning (0.7mi.) Ofsted Good,
Willow Farm Primary School (1.1mi.) Ofsted Good, Priory Junior School (1.2mi.) Ofsted Good.

Transport:

Rail: Carlton (0.8mi.), Netherfield (0.9mi.), Burton Joyce (1.4mi.), Radcliffe (Notts) (1.5mi.) Nottingham train station (3.7mi).

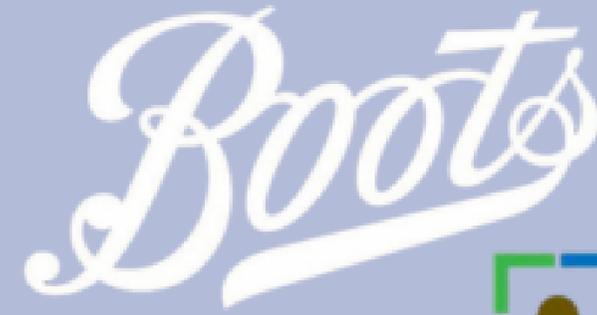
Bardolph View is also well-connected to major road networks, including the A612 and A46, making it perfect for commuters.



Employment

Home to major employers such as Boots Pharmacy, NHS Trust, Capital One Finance, Experian, Center Parcs, GoDaddy, Wilkos, Ideagen and Paul Smith.

- Boots Pharmacy: Boots is the UK's largest chain of community pharmacies. Their Head Office is in Beeston employing around 4,000 staff.
- Capital One: A leading financial services company with a Head Office in Nottingham employing 2,000 staff members there.
- East Midlands Airport is recognised as a nationally important asset for freight and logistics. The airport is the UK's most important for dedicated cargo flights. It handles 1,000 tonnes a day and facilitates approximately £40bn of trade to and from the UK and £11bn of non-EU imports and exports each year. As the UK's only inland Freeport, it will drive economic regeneration across the East Midlands creating over 30,000 new jobs.





 East Midlands
Freeport


Solutions for regulated industries

 **GoDaddy**




Nottingham
University Hospitals
NHS Trust

Connectivity & Transport



Nottingham

Nottingham's transport infrastructure is a major contributor to its growing appeal as an investment location. The city offers excellent connectivity, both locally and nationally, making it easy for residents and visitors to move in and out of the area with ease.

Nottingham Station is a key transport hub, offering frequent and direct rail services to London, Birmingham, and cities across the East Midlands. Just a short drive away, East Midlands Airport provides international access for business and leisure travellers alike, connecting the region to a wide range of global destinations.

On the road, Nottingham is well served by the M1 motorway, which offers fast connections to major cities across the UK. Within the city itself, Nottingham's award-winning tram system provides smooth and reliable local transport, linking key residential, commercial, and leisure areas with ease.



Education

**University of
Nottingham**

UK | CHINA | MALAYSIA



**Nottingham Trent
University**



Nottingham is a well-established university city, home to two major institutions —The University of Nottingham and Nottingham Trent University—with a combined student population of over 60,000. These universities play a key role in shaping the city’s economy and rental market, with students and graduates contributing significantly both during their studies and as young professionals in the years that follow.

Both campuses are located close to the city centre, meaning tens of thousands of students live, study, and socialise within walking distance of Nottingham’s main amenities. This drives consistent demand for well-located, high-quality rental accommodation—particularly from international students, postgraduates, and graduates who choose to stay in the city after completing their studies.



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