

FRATER PROPERTY PARTNERS
YOUR PROPERTY INVESTORS

Location Guide

Hackett Grange

Nottingham's Economy & Population

- The Nottingham economy generates approximately £12.8 billion and serves as the East Midlands' leading hub for finance and commerce.
- With a population of roughly 332,900 residents—up about 5% over the past decade—Nottingham continues to grow. An estimated 780,000+ people reside within a 45-minute radius of the city centre, providing abundant commuter catchment areas.

Why Nottingham?



Nottingham is gaining recognition as an attractive property investment destination, combining affordability with impressive rental returns and substantial growth opportunities.

The city delivers some of the country's strongest rental yields, typically around 5.6%. This thriving rental sector benefits from a substantial student base exceeding 70,000, driven by two prominent universities: the University of Nottingham and Nottingham Trent University.

A £4bn regeneration project is currently transforming Nottingham, expecting to drive increased residential demand across the area. With its strategic central position and superior transport connectivity, Nottingham has established itself as a premier UK investment location. The city presents a well-rounded investment proposition featuring solid rental income, capital appreciation potential, and a dynamic, expanding economy.

Nottingham's Regeneration

Nottingham's £4bn Regeneration Programme

Major Developments:

- Broad Marsh - 20-acre transformation delivering 1,000+ homes, 2,500+ jobs, and 20,000m² of mixed-use space.
- Island Quarter - £1.2bn, 36-acre site featuring Grade A offices, dining, events, and community spaces.
- Waterside - 250 acres creating 2,000 homes and two schools along the River Trent.
- City Centre Construction - £650m pipeline driven by exceptional demand.

Key Infrastructure:

- Nottingham College City Hub - £58m campus (opened 2020), training students in science, tech, media, and business.
- BioCity - UK's largest bioscience innovation park nurturing AI and tech startups.
- Rail Links - Direct services to London and major cities; just 1.9 miles from Lakeside.
- Tram Extension - €570m NET Phase Two added 17.5km of track, 28 stops, and £100m economic boost.



The Location

Hackett Grange



Distance to Amenities:

You'll find nearby historic sites, unique cave systems, and a variety of theatres and museums nearby.

For outdoor enthusiasts, Colwick Country Park is just 3/4 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:

Radcliffe-on-Trent Infant and Nursery School

- Type: Primary & Nursery (ages 3–7) Ofsted: Good Distance: 0.6 miles – 12–15 mins walk

Radcliffe-on-Trent Junior School

- Type: Primary (ages 7–11) Ofsted: Good Distance: 0.7 miles – 12–15 mins walk

South Nottinghamshire Academy

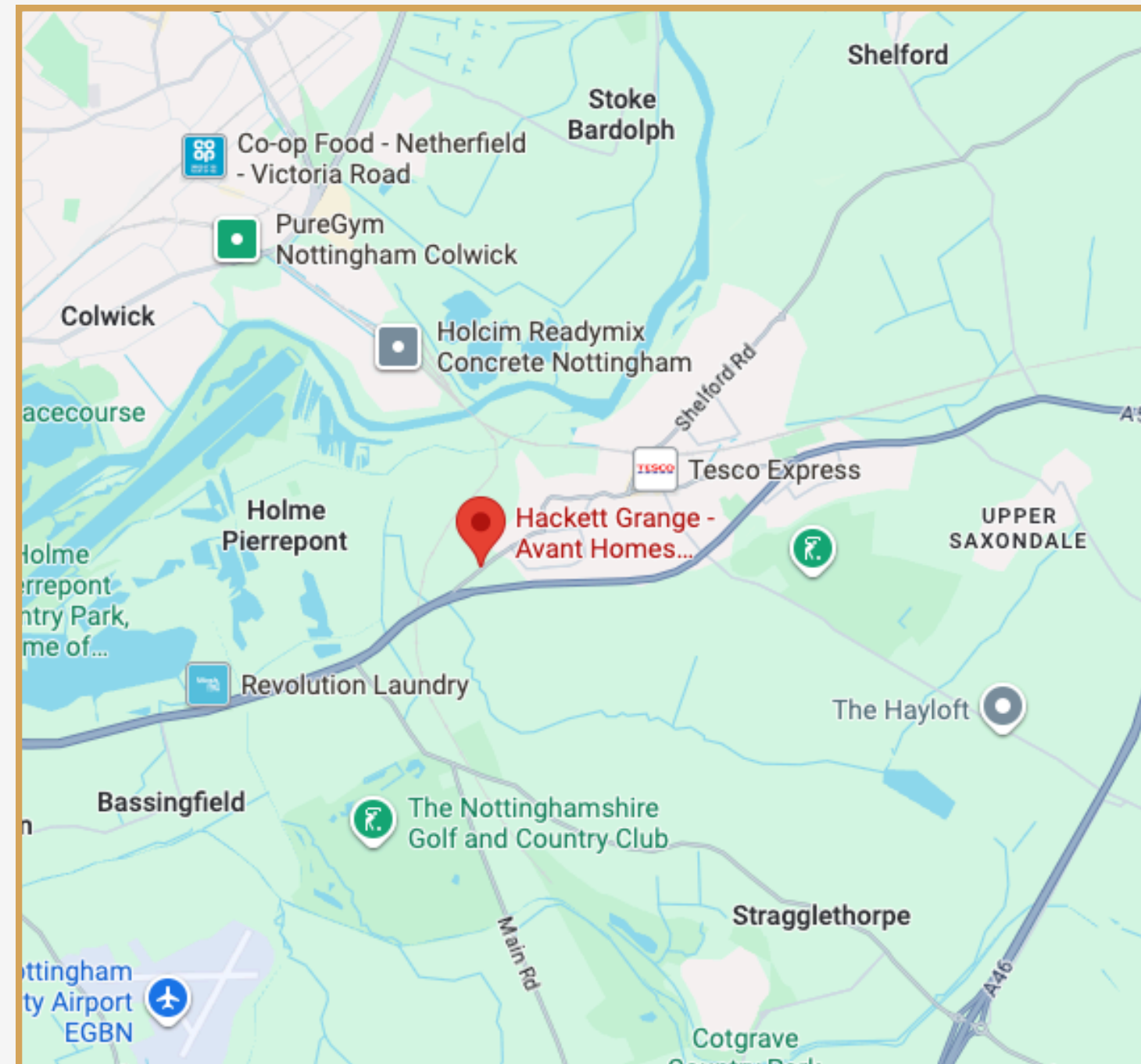
- Type: Secondary (ages 11–18) Ofsted: Good Distance: 1 mile – 20–25 mins walk or 5 mins by car

Transport:

Rail: East Midlands Railway on the Nottingham–Grantham line Approx. distance from Hackett Grange: 0.7 miles (14–18 mins walk / 3 mins by car)

East Midlands Airport (EMA): Approx. 20–25 miles (30–40 mins by car via A52/A46).

Nottingham City Centre 15mins by car.



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 network is one of the city's strongest fundamentals from an investment perspective. Its strategic location and multi-modal connectivity support strong commuter demand, underpin rental resilience, and broaden the tenant demographic.

Nottingham Station serves as a principal East Midlands rail hub, providing frequent direct services to London, Birmingham and other major regional centres. This level of rail connectivity significantly enhances the city's appeal to professionals working both locally and in neighbouring cities. In addition, East Midlands Airport, located within easy driving distance, offers domestic and international routes, supporting both business travel and leisure connectivity.

From a road infrastructure standpoint, Nottingham benefits from immediate access to the M1 motorway corridor, facilitating efficient north-south travel across the UK. At a local level, the city's award-winning tram network delivers reliable and well-integrated transport links between key residential districts, employment zones, universities and retail centres, further strengthening its attractiveness for tenants and investors alike.

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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