



FRATER PROPERTY PARTNERS
YOUR PROPERTY INVESTORS

Location Guide

Hollygate Green, Cotgrave

Nottingham's Economy & Population

- Nottingham's economy generates approximately £12 billion in GDP, making it one of the East Midlands' most significant economic centres.
- The city's population currently sits at around 335,000 and is growing steadily, while the wider Nottingham urban area has a population of approximately 733,000, providing a substantial commuter catchment for employers and landlords alike.

Why Nottingham?



Nottingham is one of the stronger property investment markets in the East Midlands, with average rental yields sitting at around 6.6%, comfortably above the national average. Around 65,000 students attend the University of Nottingham and Nottingham Trent University, and the city consistently ranks among the UK's top cities for graduate retention. Students who stay become professional tenants, and that pipeline drives consistent long-term demand for quality housing across the city and its commuter belt, including Cotgrave and Rushcliffe.

The employment base spans financial services, healthcare, technology, and logistics, providing the kind of diversity that keeps demand stable regardless of what any single sector is doing. Significant regeneration is also underway, with Homes England progressing the long-stalled Broad Marsh site and the Island Quarter development advancing through wider phases, both of which strengthen Nottingham's long-term appeal to employers and residents alike.

Nottingham's Regeneration

Nottingham has a £4 billion development pipeline spanning over half a square mile of the city centre, making it one of the most significant regeneration programmes of any UK regional city.

Broad Marsh is the headline project. Homes England acquired the site in March 2025 and is actively seeking a development partner to deliver 1,000 new homes, 20,000 square metres of mixed-use space, and over 2,000 jobs. The surrounding area has already been transformed with The Green Heart public space, which opened in September 2024.

The Island Quarter is a £1.2 billion, 36-acre mixed-use development delivering offices, residential, dining, and events spaces along the canal, with phases progressing through 2026 and beyond.

Nottingham Waterside plans 2,000 new homes and two schools across 250 acres along the River Trent.

Nottinghamshire County Council has also unveiled a £210 million development programme for 2026 to 2029, covering 15 sites across the county spanning residential, mixed-use, and employment schemes.

For investors, the story is straightforward. Sustained regeneration attracts employers, retains graduates, and draws residents, all of which drives long-term rental demand and upward pressure on values across the wider area including Cotgrave and Rushcliffe.



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The Location

Hollygate Green



Distance to Amenities:

Hollygate Green sits directly alongside Cotgrave Country Park, a 300-acre green space offering walking and cycling trails, fishing lakes, wildlife spotting, and panoramic views across the Trent Valley. A short drive away, Holme Pierrepont National Water Sports Centre offers watersports, high ropes, and adventure activities on the lagoon. Nottingham city centre, with its theatres, museums, and restaurants, is easily accessible via the A606.

Distance to schools:

Cotgrave Candleby Lane School

- Type: Primary & Nursery (ages 3–11). Ofsted: Outstanding. Distance: 0.4 miles or 8 minute walk.
- Ash Lea School
- Type: Primary and Secondary (Special), ages 3–18 Ofsted: Good. Distance: mile –20–25 mins walk or 3 mins by car

Rushcliffe Spencer Academy

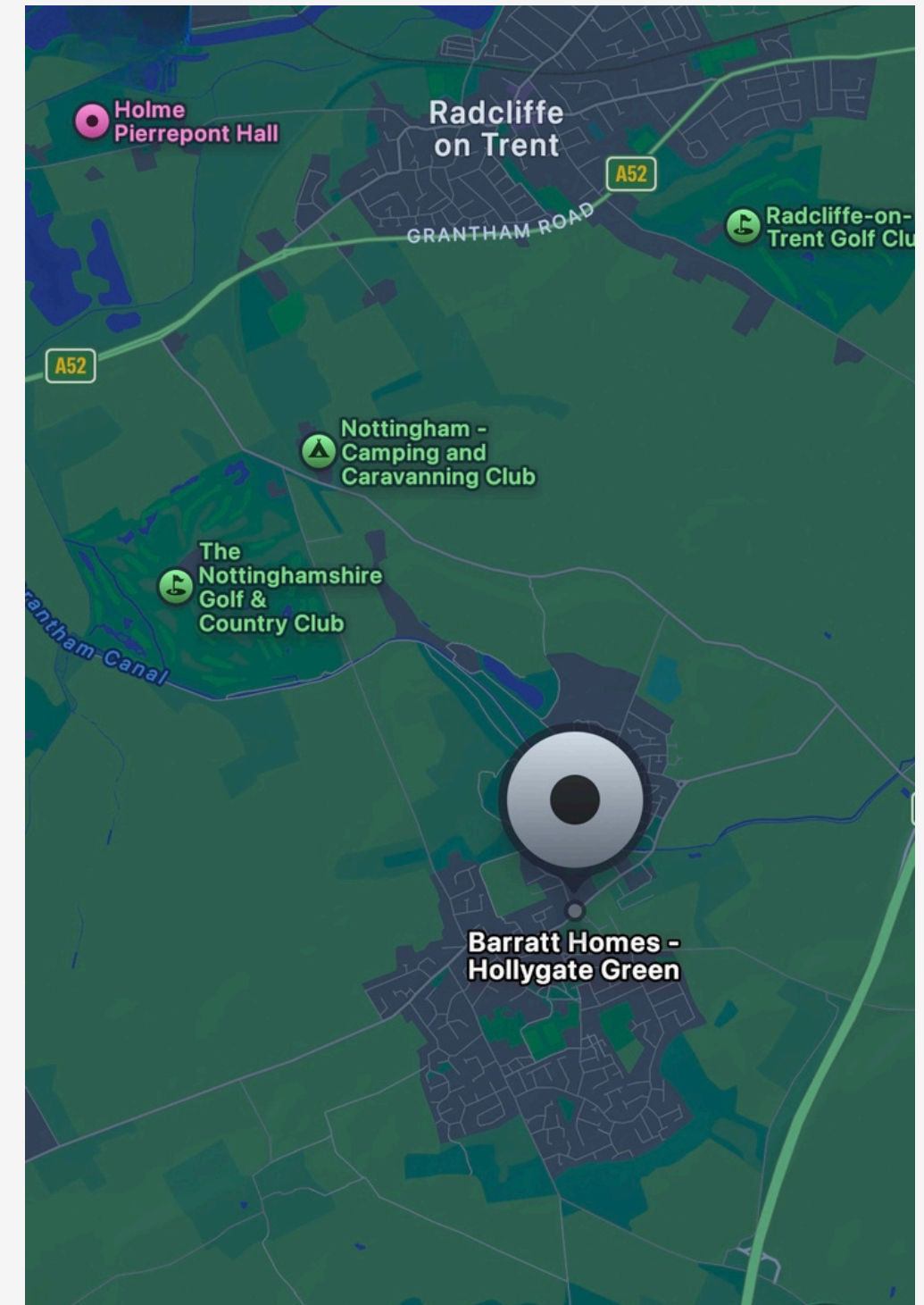
- Type: Secondary (ages 11–18) Ofsted: Outstanding. Distance: 2.2 mile – 15 minute drive

Transport

Road: Direct access to the A606, A46, A52, and M1. Nottingham city centre is around 15 minutes by car, with Leicester, Derby, and the wider motorway network all within easy reach.

Rail: Radcliffe-on-Trent station is approximately 2 miles away on the Nottingham to Grantham line, with direct services into Nottingham city centre and onward connections to London and major cities.

Airport: East Midlands Airport is approximately 18 miles away, around 22 minutes by car via the A46.



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.



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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