

LAST REMAINING UNIT AVAILABLE

# PART OF BRAND NEW NEIGHBOURHOOD CENTRE

OLIVE LANE

UNIT E5 | 1,420 SQ FT

 OLIVE  
LANE  
WAVERLEY

- ❖ SITE NOW OPEN
- ❖ A PROJECT BY HARWORTH
- ❖ VIBRANT MIX OF QUALITY TENANTS ALREADY IN OCCUPATION
- ❖ FINAL REMAINING UNIT SUITABLE FOR HEALTH & WELL BEING, RETAIL, HAIR & BEAUTY USES
- ❖ UNIT OFFERED AS SHELL WITH SHOP FRONT INSTALLED

UNIT  
AVAILABLE  
TO LET  
1,420 SQ FT



OLIVE LANE Harworth  
harworthgroup.com

**Olive Lane**

Highfield Spring, Waverley, Rotherham S60 5BL

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**Harworth**

# A project by Harworth

## Adjacent to the world renowned Advanced Manufacturing Park (AMP)

2,000 people currently work on the AMP for companies including Boeing, Rolls-Royce and McLaren Automotive.

University of Sheffield's Advanced Manufacturing Research Centre is based here and collaborates with over 250 companies. Their training centre is located immediately adjacent to the proposed development and has over 200 students enrolled on an annual basis.

### Retail Expenditure

Total weekly expenditure within 10 mins  
**£36,948,000**

Total weekly convenience expenditure within 10 mins  
**£6,538,000**



1,281 inhabitants  
within a 10 minute  
walk of site



Population of 192,812  
within a 10 minute  
drive of site



15,000 car trips  
on Highfield  
Spring per day

Source: Census

OLIVE LANE | WAVERLEY S60 5BL



# Olive Lane site plan

## Waverley Development

Waverley is home to a rapidly growing community of more than 2,500 residents, creating a vibrant and ready-made customer base. With over 2,000 professionals already working at the nearby Advanced Manufacturing Park (AMP), the area buzzes with daily activity making Olive Lane an exciting opportunity for any business looking to thrive.

Once Waverley development is complete, c3,000 homes and 100 businesses will be situated on the doorstep of Olive Lane.

To date, 1,900 homes have been built, alongside 1.6 million sq ft of commercial space.

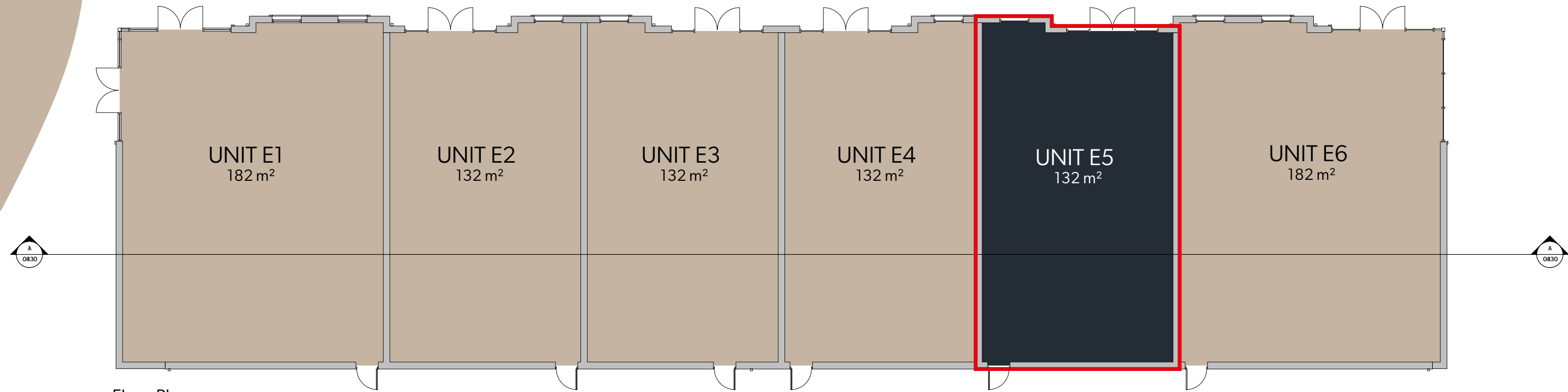


### KEY

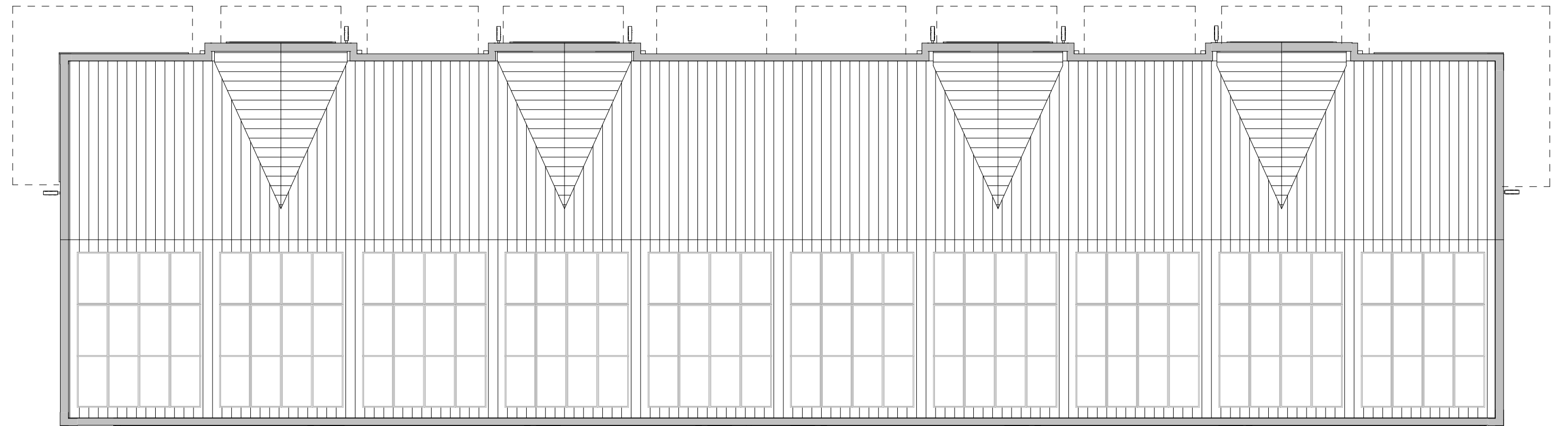
B1	WCC	E1	Serve	E5	UNIT AVAILABLE   1,420 SQ FT
B2	Karobar Indian Restaurant	E2	Mono Malo	E6	Specsavers
C1	Canary Square	E3	Wingers	F1	Tesco Express
C2	Little Olive's Nursery	E4	Hall Court Veterinary Group		

# Final remaining unit

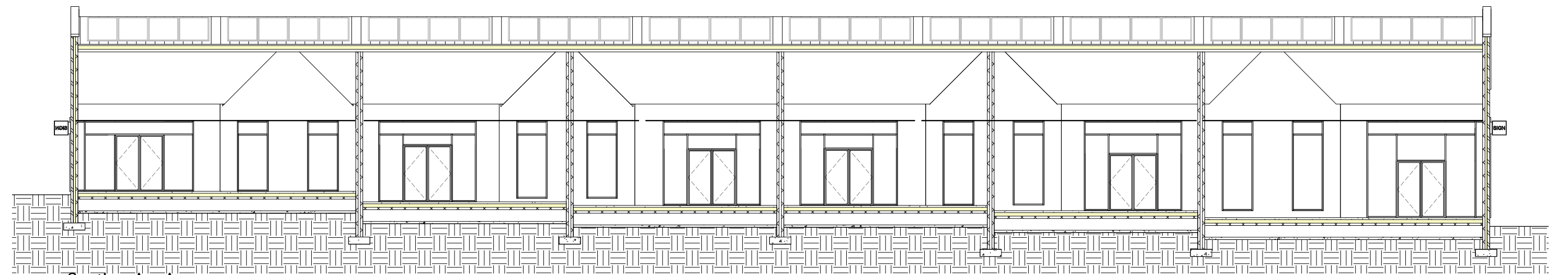
UNIT E5 | 1,417 SQ FT (132 SQ M)



Floor Plan  
1:100



Roof Plan  
1:100



Section A - A  
1:100

# The Waverley story

In addition to the development of the Advanced Manufacturing Park and Waverley Business Centre, Harworth is also delivering the rest of the wider Waverley site. Together with the AMP, the site totals 740 acres and will deliver over 2m sq ft of employment space, a local retail heart called Olive Lane, up to 3,000 new homes, a new primary school and 300 acres of green spaces and lakes.

The new retail heart will provide new facilities for the area including a children's nursery, bars, restaurants and shops plus a medical centre and community space.

There are already over 1,700 homes occupied providing a range of house types to cater for local people and employees on the Advanced Manufacturing Park.

The green spaces include two large lakes and an extensive network of cycle lanes and trails to promote wellbeing and sustainability.

Harworth is also working with adjoining landowners, Rotherham Council, South Yorkshire Mayoral Combined Authority and SYPTE to promote and design a new railway station on the edge of the Advanced Manufacturing Park, leveraging the existing Sheffield–Lincoln line to provide a viable alternative to car travel for both workers and residents.



Waverley Junior Academy



Residential development at Waverley



Olive Lane shopping area



Waverley cycle ways

# You're in the heart of the community

Located just 2-minutes from Junction 33 of the M1, Olive Lane is at the heart of the award winning mixed use development at Waverley.

300 acres of green spaces including community gardens, cycling routes, two large lakes and a new 20-acre formal park. Waverley's two man-made lakes act as the site's principal points of surface attenuation and are a fantastic haven for wildlife.

Over 3,000 new build homes planned from apartments to family houses, with 1,700 now occupied.



OLIVE LANE | WAVERLEY S60 5BL



- Lake Walk
- Perimeter Walk
- 1 Route 1
- 2 Route 2
- 3 Route 3
- 4 Route 4
- 6 Route 6

- |  |  |
|--|--|
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">1</span> Little Olives Day Nursery                    | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">7</span> Waverley Business Park               |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">2</span> Olive Lane shopping, cafés and community hub | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">8</span> Advanced Manufacturing Park          |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">3</span> Waverley Junior Academy                      | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">9</span> Hotel                                |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">4</span> Highwall Park                                | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">10</span> Whitby's Restaurant                 |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">5</span> Central Park                                 | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">11</span> Crampton and Moore Appliance Centre |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">6</span> Country Park                                 | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">12</span> The Winter Green Pub                |
|  | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">13</span> Bike track                          |



Play Area

# About Harworth

Harworth Group plc is a leading regeneration and strategic land owner and developer focused on the Industrial & Logistics (I&L) and Residential sectors. We own, develop, and manage a portfolio of over 15,000 acres of Strategic Land over 100 sites located throughout the North of England and Midlands.

We specialise in delivering long-term value for all stakeholders by regenerating large, complex sites, into new I&L developments and serviced remediated land for sale into the I&L and Residential land markets. Our long-term through-the-cycle business model is to create sustainable places, support new homes, jobs and communities 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)

**c15,000**

ACRES OF LAND

**c100**

SITES OWNED  
AND MANAGED

**£4.3BN**

POTENTIAL  
GVA UPLIFT

**34.6M**

SQ FT OF  
POTENTIAL  
I&L SPACE



## OLIVE LANE

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Rotherham S60 5BL

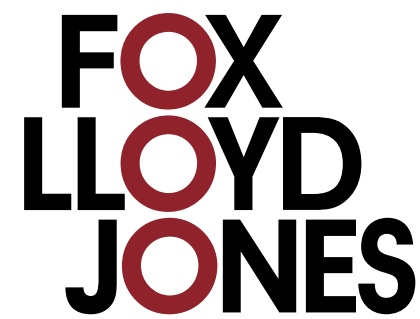
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Images of Olive Lane 2025.

