

Supporting a more **connected** future



## New Site Prospectus

### NG23-01

Cardyke Farm, Moor Lane, East Stoke, NG23 5PZ

# Overview

The site is located in a rural setting, close to Elston village.

The area would benefit from a modern tower to provide coverage to Elston and the nearby A46, whilst introducing new and improved 4G and 5G services. Atlas Tower Group (Atlas) have acquired a site with full legal completion and planning consent for a 25m lattice tower.

Atlas's tower is able to host four operators, offering a futureproof structure to support any later upgrades to the network. The site can be built and made ready for integration within 3 months from date of instruction.

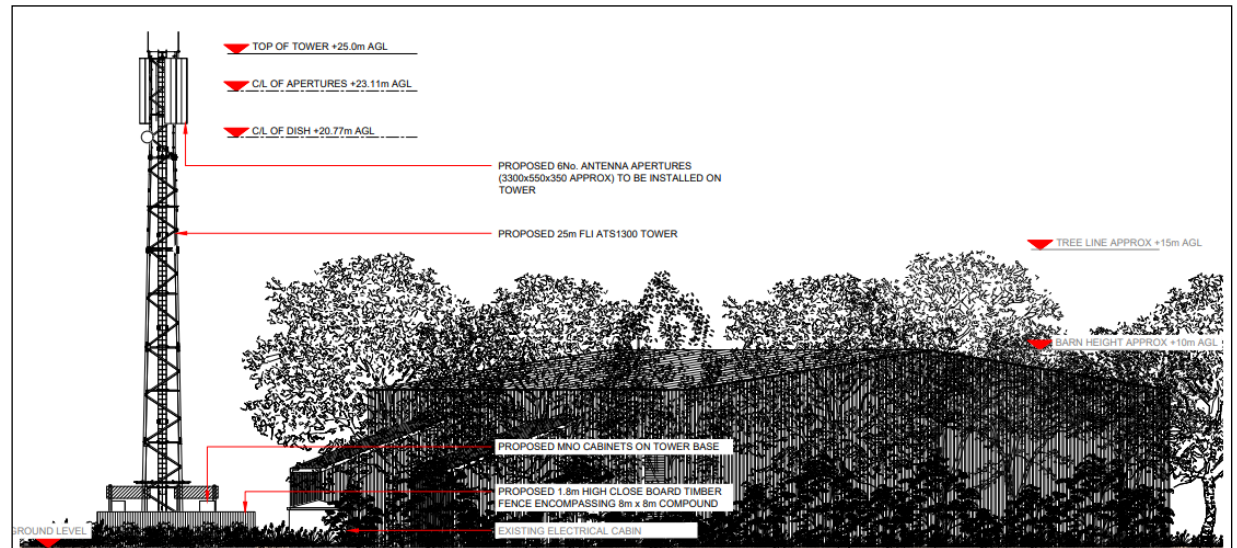


[Link to Google map location](#)

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# Key particulars

<b>STATUS</b>	<b>READY TO BUILD</b>
<b>Planning Consent</b>	Granted May 2024. Ref: 24/00239/TELPA
<b>Lease</b>	Lease agreed, engrossments issued June 2024
<b>Term</b>	20 years
<b>Time to build</b>	Three months from accepted instruction
<b>Tower</b>	25.0m lattice tower
<b>Capacity</b>	One passive and one active antenna per operator (stacked)
<b>Sharable</b>	Yes, up to four operators
<b>Address</b>	Cardyke Farm, Moor Lane, East Stoke, NG23 5PZ
<b>Lat/Long</b>	53.028147 , -0.85409798
<b>Easting, Northing</b>	476950, 348487
<b>Access</b>	24/7 access with prior notification



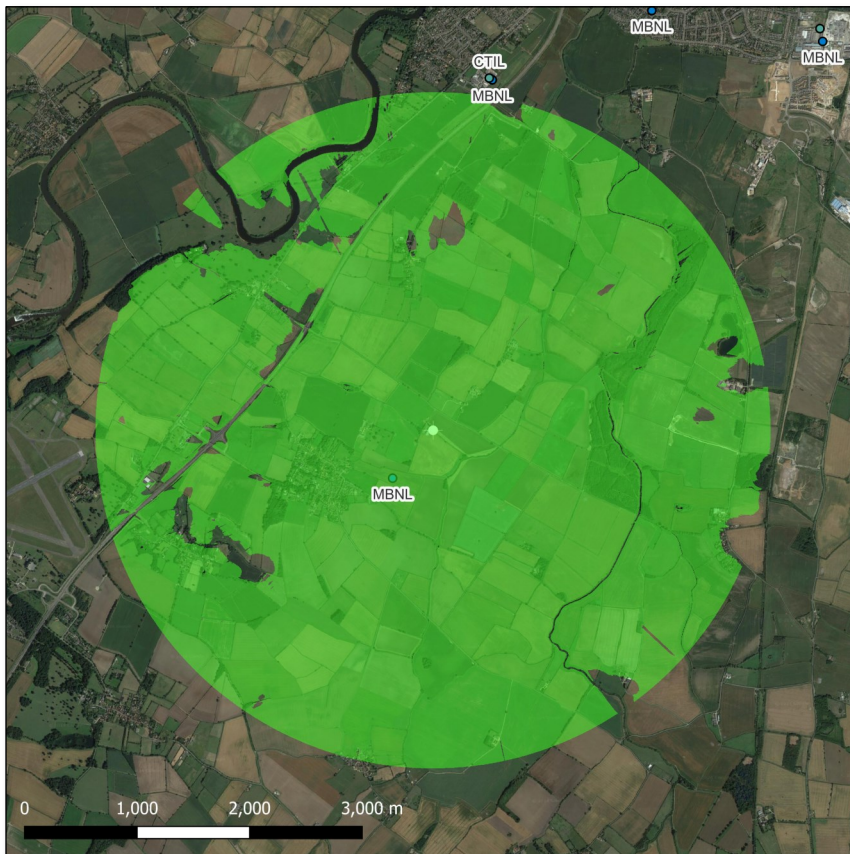
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# Modelling

## Line of Sight (LOS) Predicted Coverage from new site

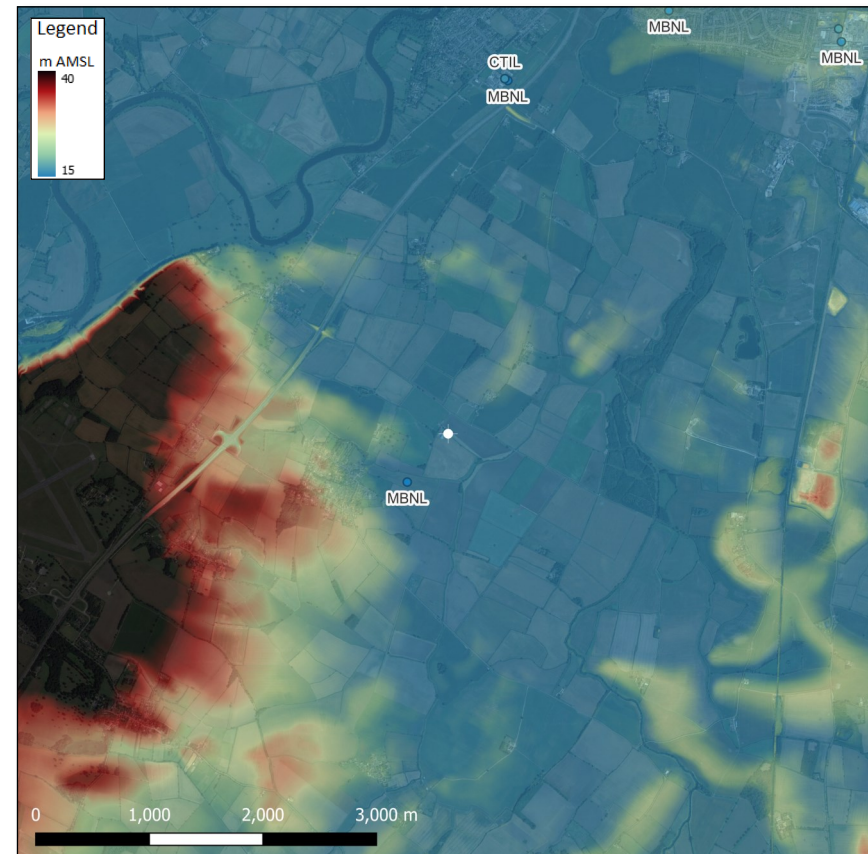
Detailed modelling using 2.0m resolution LIDAR data predicts very good LOS to the Elston area and its surroundings. Atlas predicts that the site would offer excellent coverage, including the A46.



LOS modelling at 23m AGL to a target height of 1.8m above surface level  
(LOS represents a conservative coverage prediction due to reflections)

## Terrain Modelling Data

Terrain modelling shows that the area is predominantly low lying, rising to the west at Syerston Airfield.



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# Panoramic

Taken from 23m AGL (November 2022)



[Link to high quality jpeg file](#)

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