

Industrial Development Site

1.68 hectares (4.17 acres)

The Winster Site, Manners Industrial Estate, Ilkeston, Derbyshire, DE7 8EF

For Sale – Free From Developer Tie



- Popular and thriving location
- Only 7 miles from J25 of the M1 Motorway
- Rare opportunity to purchase development land
- Suitable for B1, B2 & B8 development



Industrial Development Site

**The Winstar Site, Manners Industrial Estate, Ilkeston,
Derbyshire, DE7 8EF**

Location

This development opportunity is situated off Manners Avenue, on the established Manners Industrial Estate, one of the premier industrial locations in Ilkeston.

The estate is well positioned on the edge of the town centre with J25 of the M1 Motorway only approximately 7 miles away. Ilkeston itself sits in an advantageous position 9 miles from Nottingham and 12 miles from Derby city centre.

Services and Site Access Road

The purchaser will need, at their expense, to upgrade and extend the access way into the site and complete the service infrastructure works.

Town & Country Planning

The site has previously secured planning consent for uses falling within B1 (Light Industrial), B2 (General Industrial), B8 (Storage & Distribution) of the Town & Country Planning (Use Classes) Order 1987. This consent has now lapsed. We believe the site remains suitable for development within these use classes.

Interested parties must make their own enquiries of the local planning authority prior to entering into any negotiations regarding an acquisition.

The Site

From information taken from Promap we calculate the site extends to 1.69 hectares (4.17 acres) gross.

Tenure

The site is available to purchase freehold, free from builder or developer tie.

Price

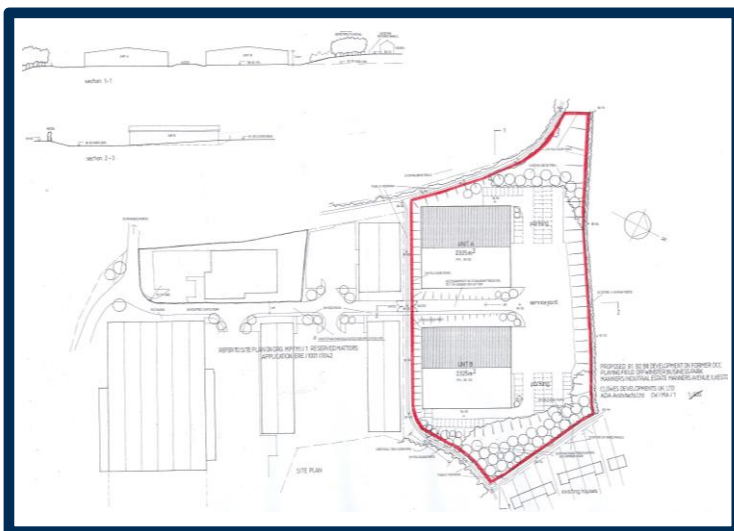
£450,000 (four hundred & fifty thousand pounds).

VAT

The sale price is subject to VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs.



Viewing

Strictly by prior appointment
with the joint sole agents.

Richard Sutton

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SUBJECT TO CONTRACT

Ref: RGS/RKM/5721 05.04.16