



Site at Park Road, Stanton, Swadlincote, Derbyshire DE15 9TW

POTENTIAL DEVELOPMENT SITE

- ▶ **Site of 2.15a (0.87 ha)**
- ▶ **Just 3 miles west of Swadlincote**
- ▶ **Approx 9000 sf GIA of dilapidated buildings for refurbishment STP**
- ▶ **Suitable for range of uses subject to planning**

For enquiries and viewings please contact:



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Location

Swadlincote is a town in the south Derbyshire district close to the border with Leicestershire and Staffordshire.

Stanton is a small former mining village situated approximately 3 miles west of Swadlincote, 3.5 miles south of Burton Upon Trent and 15 miles south of Derby.

The premises are situated on Park Road (B5353) which is an arterial route serving the nearby towns of Newhall and Swadlincote. Along Park Road there are already a number of commercial occupiers including Buildbase, Holt Outdoors and King Garden Centre.

South of Park Road is an area of land known as Cadley Park where planning consent has been granted for 570 residential plots, an emerging leisure district comprising a 9 hole golf course, driving range and country park.

Description

The site comprises the former Lodge Sturtevant Works. There are several buildings on site which are uninhabitable without major work. These buildings are situated in approximately 0.97 acres (0.39ha) of hard standing with the remainder of the site being grassland.

We are advised there are 4 capped mineshafts on site; a plan is available from the agent.

Accommodation

	Hectares	Acres
Total	0.85	2.1

The buildings and site have been measured via online ordnance survey mapping.

Services

We understand mains services are available in the road. Interested parties should seek confirmation from relevant suppliers about suitable services.

Planning

Having reviewed the South Derbyshire District Council Local Plan 2016 we believe the entire site is allocated under Policy EV10: The National Forest. We are advised that this Policy has been superseded by INF8. Full details of this policy can be found within the planning Policy Section of the South Derbyshire District Council Website by searching for Local Plan Part 1 Chapter 6 - Appendices (page 152).

We are further advised the site lies within the Greenbelt.

Tenure

The site is available freehold with vacant possession.

Business Rates

The buildings currently not assessed for rating purposes.

Price

Freehold guide £450,000

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

Viewings

Unaccompanied site inspections are possible. Please contact the agent prior to inspection for access instructions.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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