

For Sale

Industrial / Redevelopment Opportunity

Suitable for alternative uses (STP)

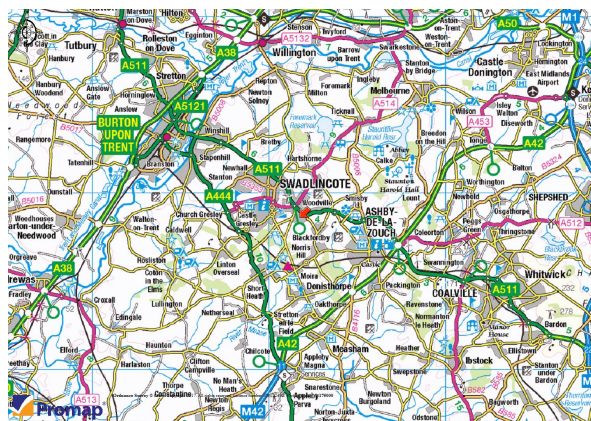
Former Montracon Site, Thorn Street, Woodville, Swadlincote, Derbyshire DE11 7DN



- 5.08 Ha (12.55 Acre)
- Mixed Use area with adjacent new housing
- Suitable for alternative uses
(subject to planning)
- A38 approximately 5 miles

Former Montracon Site, Thorn Street, Woodville, Swadlincote, Derbyshire DE11 7DN

Location



The site is located on the south of Woodville village centre along High Street, leading to Sun Street, and on to Thorn Street which leads directly to the site entrance. The site is situated in a Mixed Use area but predominantly surrounded by residential property with a small pocket of industrial to the south east and open space to the north. Immediately adjacent to the south is a substantial new housing development.

Woodville is a village located on the A511 just outside Swadlincote with Junction 22 of the M1 approximately 13 miles east and the A38 situated 5 miles to the west. Ashby de la Zouch is approximately 3.5 miles south east and Burton upon Trent is 7 miles north west.

Description

The property comprises a regular shaped site that slopes gently downwards from east to west. The site is a former trailer manufacturing plant comprising predominantly single storey workshop units with ancillary office and staff accommodation.

Accommodation

The existing buildings provide the following approximate gross internal areas:

| Area | Sq M | Sq Ft |
|--------------------------------|--------|---------|
| Main Factory | 5,664 | 60,968 |
| Interlinking Workshop / Stores | 3,402 | 36,620 |
| Factory Extension | 3,100 | 33,369 |
| Garage / Workshop | 2,760 | 29,709 |
| Offices | 195 | 2,099 |
| Canteen | 50 | 538 |
| Total Gross Internal Area | 15,171 | 163,303 |

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

The property has a Factory & Premises description with a rateable value of £199,000 within the 2017 Rating List. Please note that this is not the rates payable figure.

Planning

Former use of the existing buildings is likely to constitute a mixture of Light Industrial (B1), General Industrial (B2) and Storage & Distribution (B8) Uses.

Given the site's location within a predominantly residential area, the site may be suitable for a variety of alternative uses subject to the relevant permissions.

Interested parties are advised to enquire directly with the local authority as to the suitability of the site for redevelopment for any alternative uses.

Local Authority: South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, Derbyshire DE11 0AH
Tel: 01283 228 706

Price

Offers are sought in excess of £4 million for the Freehold interest, subject to contract.

EPC

With the buildings likely to be redeveloped an EPC has not been obtained.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

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