

**14.7 acres (5.9 ha) gross****Property Highlights**

- Impressive 19th century stone built Grade II* listed former country house including outbuildings and walled garden
- Located within the picturesque Allestree Park, next to Derwent Valley World Heritage Site
- Seeking suitable and sensitive redevelopment to bring this historic property back into use
- Variety of uses will be considered including residential, leisure, education and commercial
- Option available to operate adjoining Golf Course
- On behalf of Derby City Council

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**CUSHMAN &
WAKEFIELD**

FOR SALE

DEVELOPMENT OPPORTUNITY

Allestree Hall, Allestree Park, Derby, DE22 2EU

Location

Allestree Hall and Stable Block lie within Allestree Park, one of Derby's largest areas of public open space. Allestree Park is on the fringe of the Derbyshire countryside, and is next to the Derwent Valley World Heritage Site.

Allestree Hall is located 4 miles north of Derby City Centre and the Hall can be accessed from the A6, a key gateway leading into the City.

Kedleston Hall, a popular National Trust property is located 4 miles from Allestree Hall and Allestree Hall is only a few minutes drive from the popular Derbyshire villages of Duffield, Little Eaton and Allestree itself.

Description

Allestree Hall comprises an impressive 19th century stone built Grade II* listed former Country House arranged over 2/3 storeys, with outbuildings. The interior of the Hall boasts an original stone staircase and Robert Adam style ceilings. The majority of the Hall and Stable Block are empty and require suitable and sensitive refurbishment.

Future Use

The Council is seeking proposals to bring the Hall and outbuildings back into use. The Council will consider a variety of uses including residential, leisure, education and commercial. Any conversion of the Hall will need to be undertaken in a sympathetic manner which reflects its listed status.

In addition the Council will be offering the opportunity to operate the adjoining golf course.

Golf Course

There is an 18 hole golf course located within Allestree Park grounds. Further details in relation to the operation of the golf course and the Council's proposed terms can be found within the data room.

Golf Club

The clubhouse operates out of part of the ground floor of Allestree Hall under a lease granted by Derby City Council. A copy of this lease can be found in the data room.

Planning

The site has the potential for a number of alternative uses. A planning brief has been prepared as part of the sale process, this is available to view in the data room.

Tenure

A 250 year long leasehold interest is being offered (subject to receipt of full planning and listed building consent), with a virtual freehold, by way of a 999 year lease being made available on completion of the scheme.

EPC

No EPC is required due to the building's Grade II* listed status.

The Council is seeking to dispose of the whole. Prospective purchasers are asked to confirm their interest in one of the following options:

1. Option to acquire the Hall and outbuildings
2. Combined opportunity to acquire Allestree Hall and operate the adjoining golf course

As part of their offer, prospective purchasers are asked to confirm:

- Their proposed approach to the re-use of Allestree Hall
- Their experience in dealing with the re-use of Listed Buildings
- Financial standing
- Funding proposals
- Proposals for the golf course

Prospective purchasers are required to outline their proposals and programme for the delivery of the site as part of their submitted offer on a subject to planning basis by 12:00 Noon, Friday 22 March 2019. This will be on an informal tender basis.

VAT

To be confirmed.

Legal and Surveying Costs

The purchaser will contribute £10,000 towards the Council's legal and surveying costs.

Documents

An online data room has been set up for interested parties to allow access to the relevant information. These documents include (but are not limited to);

- Local Searches
- Planning Brief
- Heritage Assessment
- Golf Club Lease
- Operational details for the Golf Course
- Surveys to include an Asbestos Survey, Ecology Report and Utilities Survey

Viewing

A series of viewing days will be held with viewings by appointment with the sole agents, Cushman & Wakefield.

Guide Price

Conditional offers are sought for our client's interest.

The Council reserves the right not to accept the highest or any offer.

National Grid Reference

SK345403.



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Please Note: Ornamental Turtles within the sunken pool are excluded from the disposal of the premises.

Particulars prepared January 2019

Important Notice

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