

FOR SALE

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Development Site with existing consent for the construction of an Extra-Care Nursing Home

Site of 92, 156 and 158 Wiltshire Road, Chaddesden, Derby DE21 6EZ



Freehold: Offers Invited

- Prominently located development site in close proximity to Chaddesden's Wiltshire Road retail pitch.
- Total Development Area approximately 0.3288 Hectares / 0.8126 Acres.
- Existing consent for a 78 bedroom Extra-Care Nursing Home (C2 (Residential Institutions) planning use).
- Considered suitable for a wide range of alternative uses, subject to planning permission.



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Location

Chaddesden is a popular residential suburb located approximately two miles to the north east of Derby City Centre. Road access is provided by the A52 (Brian Clough Way) and the Nottingham Road to Wiltshire Road.

More specifically, the subject site is located on the east side of Wiltshire Road, just north of its junction with Roe Farm Lane.

The surrounding land use is predominantly residential although there is a local retail pitch adjacent to the site which contains a mixture of multiple retailers together with a large number of local traders, who together provide a comprehensive retail offering which serves the wider locality.

Description

The site is currently occupied by a two-storey car showroom premises (with associated forecourt, first floor flat, workshops and rear yard area) together with two neighbouring two-storey 3 bedroom semi-detached residential homes.

Planning consent has been conditionally granted for the demolition of the site's existing buildings and the erection of a three-storey 78 bedroom Extra-Care Nursing Home with central courtyard/garden and front parking provisions.

The proposed building is roughly 'U' shaped and comprises residential, communal and ancillary accommodation located over basement, ground, first and second floor levels.

Site Area

The site comprises a gross approximate Total Development Area of:

0.3288 Hectares / 0.8126 Acres.

Business Rates/Council Tax

The site's existing commercial parts are listed on the Valuation Office Website as having the following Rateable Values:

Showroom and Reception: £10,000
Workshop 1: £10,750
Workshop 2: £3,650
Workshop 3: £2,500
The Body Shop: £3,850

The residential parts of the subject site are listed as falling within Council Tax Band 'A'.

Interested parties are advised to confirm the above information with the local authority.

Planning

On 15th March 2017, Derby City Council conditionally granted Planning Permission (Application Reference: 11/16/01436) for the Demolition of Car Showroom and Two Dwellings and Erection of Extra Care Development (Use Class C2) at Site of 92, 156 and 158 Wiltshire Road, Chaddesden, Derby DE21 6EZ.

Full details of the application and the decision notice are available on the Derby City Council website: eplanning.derby.gov.uk/online-applications

We consider that the site could be suitable for a wide range of alternative uses, subject to planning permission.

Services

It is understood that water, electricity and drainage are available to the site.



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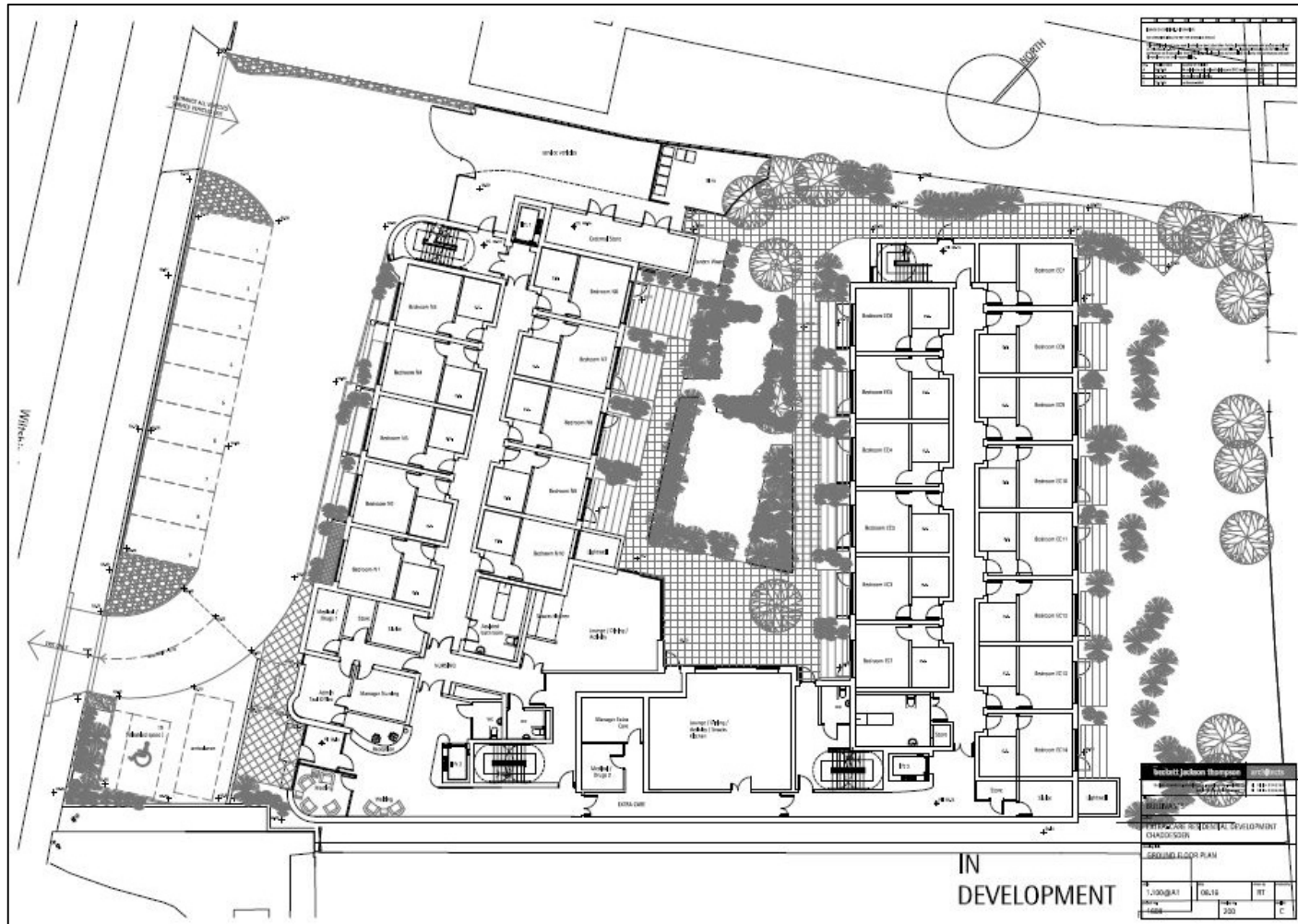
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Site layout/ground floor plan (per Planning Permission)



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Tenure

The site is freehold and offered with vacant possession.

Price

Offers are invited to acquire the site's freehold interest.

VAT

We understand that VAT is applicable at the prevailing rate.

Energy Performance Certificates

The existing residential properties have the following energy performance ratings:

156 Wiltshire Road: D63
158 Wiltshire Road: C70

An EPC has been commissioned for the commercial parts of the property and will be included within these particulars once received from the Registered Assessor.

Legal Costs

Each party is to bear their own legal costs in connection with any transaction resulting from the marketing of these premises.

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/Lessee.

Viewing / Further Information

Viewing is strictly via appointment. To arrange access onto the site or for further information please contact the marketing agent, Salloway:-

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