



Forticrete Masoncrete Factory, Warren Carr, Matlock, Derbyshire, DE4 2LN

FORMER CONCRETE PRODUCT WORKS/DEVELOPMENT OPPORTUNITY

NEWMARK

OPPORTUNITY

Opportunity to acquire a unique facility, extending to approximately 4 acres, with current planning permission to operate as a concrete product works. The property may be suitable for alternative industrial uses, with potential residential development, subject to the necessary consent.

LOCATION

The property is located approximately 3 miles northwest of the town of Matlock, which provides national public transport links. The site, located off Oldfield Land, can be accessed from the south via Darley Bridge, or through Stanton Lees from the north, albeit HGV access is currently restricted from the south only. Oldfield Lane provides access to the A6 via the B5057. The A6 provide direct links to Matlock and Derby to the south and provides good transport links to other major road networks.

The closest national motorway link is Junction 29 of the M1 which is a circa 30-minute drive.



DESCRIPTION

The property was a well-established concrete product works, of which it still holds the necessary consents. The site has since been cleared therefore presenting a breadth of opportunities. It comprises a main workshop with various ancillary buildings. To the south of the workshop is the main office and canteen, with a series of additional smaller workshops to the north. The building is surrounded by a surfaced yard, with an extensive main yard for storage of products to the east of the buildings. The operational area of the site is bounded by trees providing adequate screening from neighbouring properties.

The property is surrounded by a small number of residential dwellings to the south/ east and west, with agricultural land to the north and woodland to the east.

To the south of the site, along Oldfield Lane, is a large smelter plant, which is associated with the former lead mining within the area, currently owned and occupied by Ecobat Resources UK.

The site comprises approx. 1.6 hectares (3.96 acres), of which 0.60 hectares is associated with screening such as shrubbery/trees and the remainder (1.0 hectares) are operational land. The operational land is surfaced (concrete). The total area of buildings is 1,947 sq m (20,986 sq ft), representing a site coverage of approx. 12%.

The main production building is of a steel portal framed construction, with concrete stone block walking, plastic coated steel clad side elevations and asbestos cement clad roof. The site is connected to services.

PLANNING AND DEVELOPMENT

The property benefits from a planning permission dated 1973, that granted the erection of a factory building and office block which is utilised as a concrete product works.

The property may also be suitable for alternative industrial uses and has the potential for residential development, subject to the necessary consents.

Derbyshire Dales District Council serves as the relevant Local Authority, holding overall responsibility for setting policy in relation to development and for the determination of planning applications within the area.

Derbyshire County Council is the Local Planning Authority with responsibility for setting out policies in relation to Minerals and Waste and for determining planning application for any mineral and waste operation.

The property sits just outside to the south of the Peak District National Park and is covered by the Derbyshire Dales Local Plan (adopted in 2017). The Local Plan sets out policies and proposal of the use and development of land for the period 2013 to 2033. We understand that the Local Plan is currently under review.

Prospective buyers and interested parties are encouraged to conduct their own due diligence into the current planning situation on site to ensure alignment with their development objectives. This may include direct inquiries to the local planning authority for the most recent and detailed information.

SCHEDULE OF ACCOMMODATION

	GROSS INTERNAL FLOOR AREA	
ACCOMMODATION	SQM	SQ FT
Main Production Building (including extensions)	1,411.91	15,197.67
Internal Building	57.38	617.63
Main Office / Canteen	166.08	1,787.67
Lean	12.52	165.15
Fitters Shop	49.86	536.69
Mould Store	48.41	518.17
Mould Shop	82.12	883.93
Wood Store	20.48	220.44
Saw Shed	98.38	1,058.95
Total	1,947.14	20,986.30



Title Plan.

RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The site will be sold subject to, and with the benefit of all existing wayleaves, easements, covenants and rights of way associated with the property whether detailed in this brochure or not.

PLANS, AREAS & PHOTOGRAPHS

Any plans and aerial imagery are provided as a reference point to assist in the marketing of the property. Any potential purchaser should satisfy themselves that the property shall meet their requirements. Any inaccuracies will not entitle either party to compensation. More photos are available in the Data Room.

DATA ROOM

A Data Room is available on request for interested parties, Please contact the agents for access details.

METHOD OF DISPOSAL

The site is offered for sale by informal tender. Preference will be made for the unconditional freehold offers; however conditional offers will be considered. A bid submission pro-forma is contained within the data room. Interested parties are asked to fill this out in full and return it as per the instructions contained within the document ahead of the deadline. The Vendor is also open to lease options for this property. Lease terms may be negotiated to suit both parties’ requirements.

TENURE

The property is held Freehold. Title Number DY227571.

BUSINESS RATES

Hereditament Description- Concrete Product Works and Premises
Rateable Value- £58,000

EPC

Available via the Data Room.

VAT

The Vendors reserve the right to charge VAT at the appropriate rate if advised that a sale of all or part is a chargeable event.

VIEWINGS

By appointment through the sole agents, Newmark Gerald Eve LLP. No entry onto the land is permitted without prior consent and must be arranged through Newmark Gerald Eve LLP.



Contacts

For further information please contact:

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Particulars issued July 2025.