

# **FOR SALE**

**DEVELOPMENT SITE, PARK ROAD,** STANTON, SWADLINCOTE, **DERBYSHIRE, DE15 9TW** 

LAND -COMMERCIAL

2.22 Acres (0.9 Hectares)

# **KEY FEATURES**

- OUTLINE PLANNING CONSENT FOR LIGHT INDUSTRIAL AND BUSINESS DEVELOPMENT
- RARELY AVAILABLE OPPORTUNITY
- AVAILABLE TO PURCHASE AT £799,000

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#### LOCATION

Swadlincote is a large industrial town situated within the district of South Derbyshire, close to the border with Staffordshire. It is located approximately 15 miles south of Derby, 30 miles north of Birmingham and 22 miles northwest of Leicester.

The development site is located a short distance east of the A444, which is a prominent position linking Swadlincote to Burton upon Trent and gives connectivity to the A42, M42 and M6 motorway networks.

## **DESCRIPTION**

This is a fantastic opportunity to acquire an industrial / warehouse / trade counter development opportunity.

The site extends to approximately 2.22 acres (0.9 hectares), and is shown outlined in red for indication purposes only on the plan attached to these details.

The site benefits from outline planning consent for the demolition of the buildings in situ to form one large unit which can be subdivided. Full details of the planning consent in place can be gained from the agent or on South Derbyshire District Council's website under planning reference DMPA/2024/1024.

The planning consent grants the erection of 1,284 sq. m / 13,821 sq. ft of light industrial and business development units.

This is a rare opportunity to acquire a site with planning consent for smaller industrial units for which there is a continuing unsatisfied demand.

#### **PLANNING**

As previously mentioned, outline planning has been granted for the demolition of the existing buildings and the erection of one building to form four Class E (G) (Commercial, Business and Service) units.

All information in regards to the planning consent approved can be found under reference DMPA/2024/1024 on South Derbyshire District Council's website.

#### **SERVICES**

It is understood that mains electricity, water and drainage are available on site, although the connection will naturally need to be increased for the development to commence.

## **TENURE**

The subject site is available to purchase freehold with vacant possession.

#### **PRICE**

The site is available to purchase at a figure of £799,000.

## **VAT**

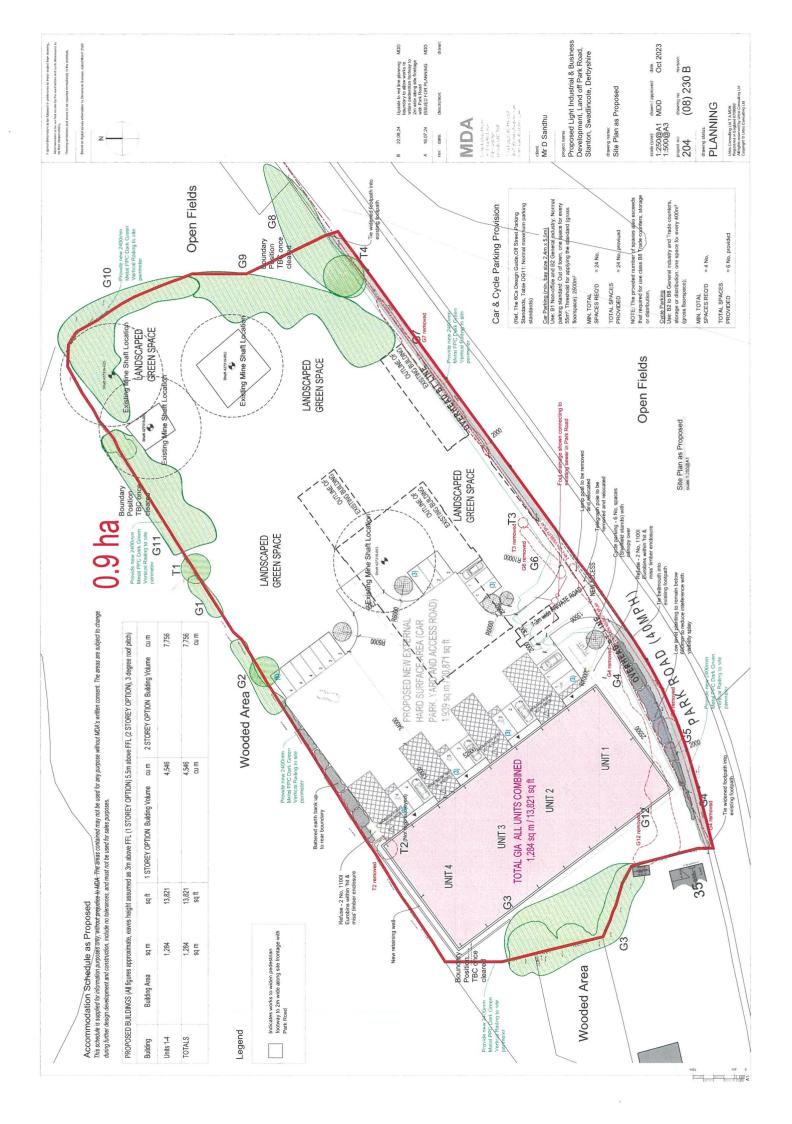
We are informed that VAT is not applicable on this transaction. All figures quoted are exclusive of VAT.

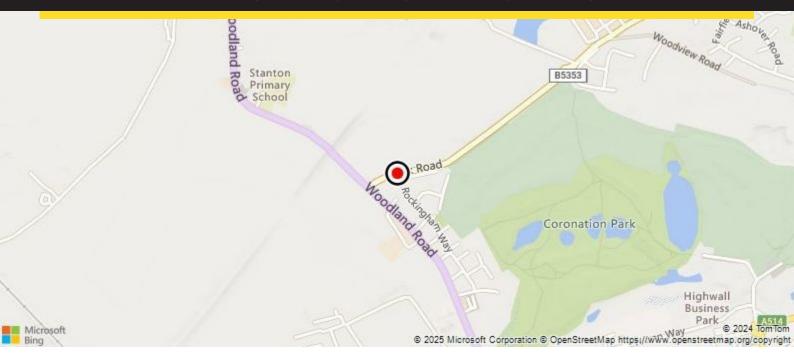
# **LEGAL COSTS**

Each party is to be responsible for their own legal costs in connection with this transaction.









# **VIEWING**

Potential interested parties are able to view the site unaccompanied from the road.



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