

RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND AT **NEW HOUSE FARM,** MICKLEOVER, DERBY, DE3 0DN PHASE 1



Phase 1 approximately 12.88 hectares (31.82 acres) with capacity for up to 316 dwellings

Part of a wider area with outline planning permission for up to 1,100 dwellings, a local centre and a primary school



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Opportunity

Hawksmoor and Savills are jointly instructed by Commercial Estates Group Land Promotions Limited (CEG) and the landowner to offer this prime residential development site for sale.

The site represents Phase 1 of a wider site area that benefits from a resolution to grant outline planning permission for residential development of up to 1,100 dwellings with a Local Centre and a Primary School. Phase 1 is capable of delivering up to 316 dwellings.

Location & Site Description

The site comprises agricultural land extending to approximately 12.88 hectares (31.82 acres) and is located on the south western edge of Derby adjoining Mickleover, on land forming part of New House Farm.

Agricultural land lies to the north and west of the site, with residential development currently under construction by Barratt and David Wilson Homes to the immediate east. The land has a gentle gradient sloping down from the southern boundary towards the north.

The site is situated adjacent to the Derby urban area and is well located to employment opportunities and retail facilities in Derby City Centre (c.4.6 miles). Mickleover District Centre is located some 950m to the east, which provides local shopping and community facilities to serve the day to day needs of residents. The site is also accessible to a number of local sports, education and health facilities. Mickleover Primary School, Silverhill Primary School and Brookfield Primary School are located within 1.2 miles walking catchment. A new one form entry primary school and a local centre will be delivered as part of the wider site through the S106 Agreement.

The site is well located in relation to the public transport network with the nearest bus stop located approximately 650m from the centre of the site to the south on the A516 Etwall Road. A bus service will be provided through the development as part of the S106 Agreement. The nearest railway stations are Peartree in Sinfen North and Derby located approximately 4.9 miles and 5.2 miles from the site respectively. Derby is a mainline station and provides services to a number of national destinations.

The site is easily accessible to the wider highway network. The A516 connects with the A38 trunk road (north bound) only 1 mile to the east and the A38 (south bound) is located 2.4 miles to the south. The A50 is approximately 3.4 miles to the south west.

Planning Permission

A resolution to grant planning permission (ref: 9/2017/0349) was received at Planning Committee on 19th of December 2017 subject to the signing of a S106 Agreement. In summary, the outline planning permission provides for:

1. Residential development up to 1,100 dwellings and an extra care facility.
2. A local centre comprising: a small supermarket, a smaller retail unit, a café/restaurant, a public house, a doctors surgery or crèche and a community facility.

3. A primary school together with associated playing fields.
4. Provision of new open space including recreation areas, children's play areas, playing pitches, linear and pocket parks.
5. New footpaths and cycleways linking to existing routes including Ladybank Road, Hospital Lane and the National Cycle Network Route 54 to the north.
6. Associated infrastructure, engineering works including a Sustainable Drainage System and landscaping.

The neighbouring development to the east, under construction by Barratt and David Wilson Homes, has constructed a new access roundabout on to the A516 Etwall Road. The main spine road through this development provides the access into Phase 1, from the internal four arm roundabout.

The S106 Agreement will require that Phase 1 delivers a proportion of the onsite affordable housing, specifically 20, two and three bed lifetime homes bungalows. The tenure of the affordable housing will be social rented.

The S106 Agreement will also provide for financial contributions towards offsite affordable housing, transportation, youth and adult recreation, built facilities, a primary school, secondary education, a community building and healthcare. Further details will be provided in the information pack.

Wider Site

Retained land to the north east makes up the remainder of the site subject to the above planning permission. Further details relating to the wider site are available in the information pack.

Delivery of the wider site will need to be safeguarded in the development of this initial phase. These requirements will be clearly set out in a Delivery Document contained in the information pack. Consideration for delivery of the wider site requirements will need to be clearly accounted for within the informal tenders.

Services

Storm and foul drainage connections, mains water, electricity, gas and telecommunications services are available in the area. Detailed information is provided within the information pack.

Local Planning Authority

South Derbyshire District Council, Civic Offices,
Civic Way, Swadlincote, Derbyshire, DE11 0AH
Tel: 01283 595795. Web: www.south-derbys.gov.uk

Highway Authority

Derbyshire County Council, County Hall,
Matlock, DE4 3AG
Tel: 01629 533190. Web: www.derbyshire.gov.uk

Information Pack















An information pack is available on a dedicated website. Log in details will be provided following receipt of an expression of interest. Interested parties should allow for the technical findings when submitting their offer.

Spine Road, major residential road leading into future phases of development

Site access via roundabout constructed as part of Barratt Homes scheme 'New House Farm' site

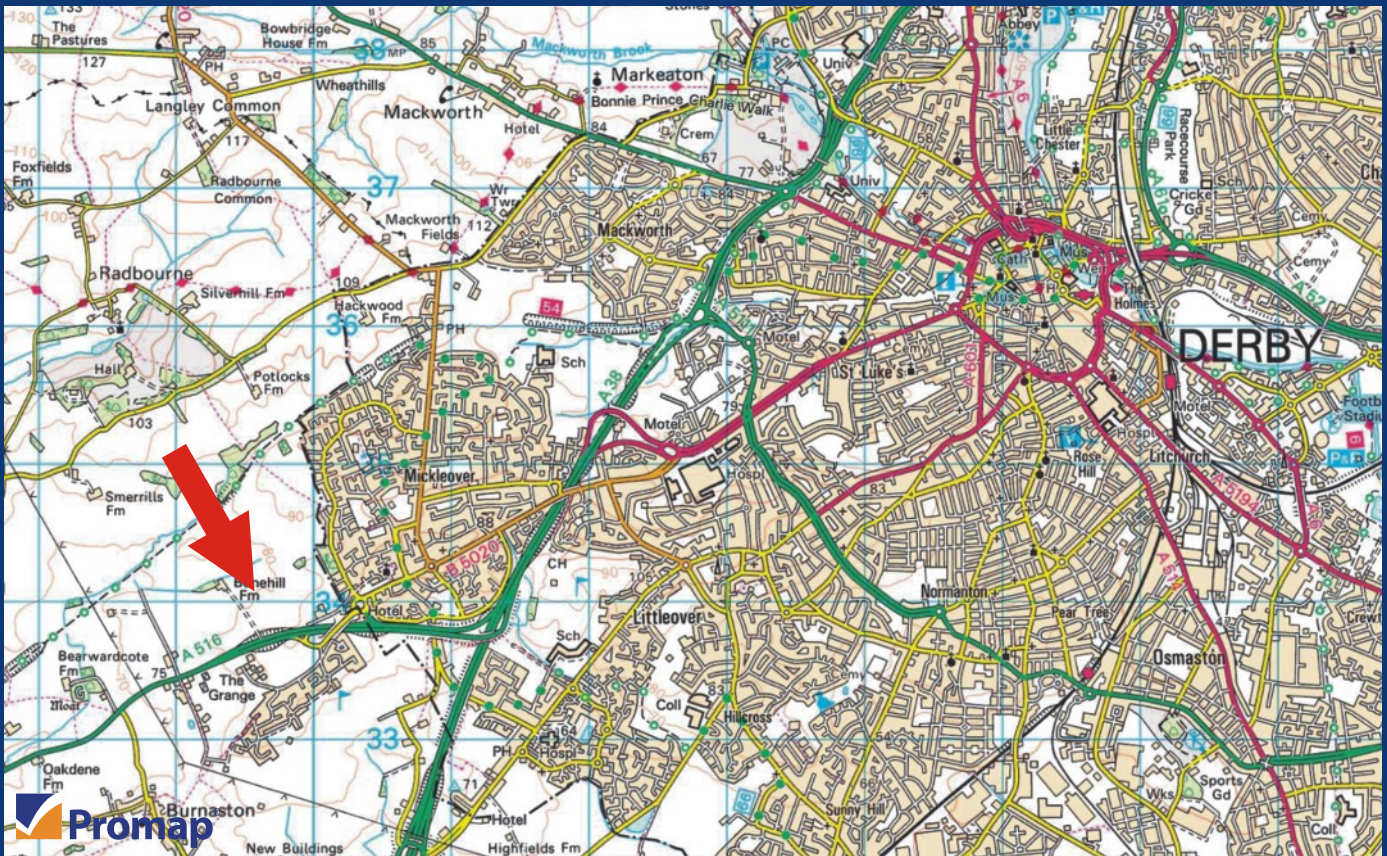
Etwell Road (A516)

KEY

Site boundary		Block paved adoptable areas	
Built form		Parking areas/footways/cycleways	
Pumping station		Verges	
Tree lined spine road (6m+*)		Open space	
Residential access road (5.5m*)		Landscaping	
Residential access road (4.8m*)		SuDs	
Private driveway		LEAP	

* Carriageway widths informed by 6Cs Design Guide: Table DG1: Geometry of Residential roads.





Method of sale

The site is offered for sale by informal tender. Offers are invited to be submitted for the freehold interests of the property. Vacant possession is to be provided upon legal completion. A detailed tender letter will be issued to all parties who register their interest, which will clearly set out the timetable for offers and details that should be addressed within those offers.

Viewing Arrangements

Viewing is strictly by prior appointment through the selling agents. Prospective purchasers should be aware inspections are made entirely at their own risk and the vendor or their agents accept no liability arising from such inspections.

Contact Information

If you would like to discuss this site in further detail, please do not hesitate to contact Richard Wain at Hawksmoor or Ben Glover at Savills

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