



Derby Road, Marehay, Ripley, Derbyshire, DE5 8JN

Residential development Site.

Outline planning applied for 20 units.

Superb location in Marehay, close to Ripley town centre.

FOR SALE
OFFERS AROUND £525,000

Derby Road, Marehay, Ripley, Derbyshire, DE5 8JN

LOCATION

The site is situated in Marehay, a popular suburb a mile or so to the south of Ripley Town Centre. Ripley is superbly situated giving good accessibility to the A38 and M1 with towns and cities such as Derby, Chesterfield, Belper, Mansfield and Nottingham being nearby. The site is the former Marehay Garage located on Derby Road.

DESCRIPTION

The site extends to approximately 1 acre and currently houses Marehay Garage, a Vauxhall main dealer. There are currently buildings erected on the predominantly tarmacadamed site. Surrounding the site is a mixture of residential dwellings, with the World famous Denby Pottery being a short distance away and Park Hall Commercial Park. Surrounding the majority of the site are attractive new build houses. Esteemed country club, Lumb Farm is opposite amongst acres of attractive countryside.

The site is generally level with a slight gradient to the front.

Outline planning has been applied for a scheme of 20 units. The vendors are erecting an acoustic fence and gate to the northern boundary of the site and will require access to retained land. Further details are available on request.

SERVICES

We understand all mains services are available and connected.

PLANNING

An application has been submitted for the outline consent of demolition of the existing buildings and the construction of 20 dwellings. Further details are available from the Amber Valley Borough Council website, using the following link and planning application reference;

www.ambervalley.gov.uk/planning
AVA/2016/0055

TERMS

Offers are sought in the region of £525,000 (five hundred and twenty-five thousand pounds).

LEGAL COSTS

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

VALUE ADDED TAX

We are advised VAT is not applicable.

VIEWING

By prior arrangement with the sole agent;
Gadsby Nichols

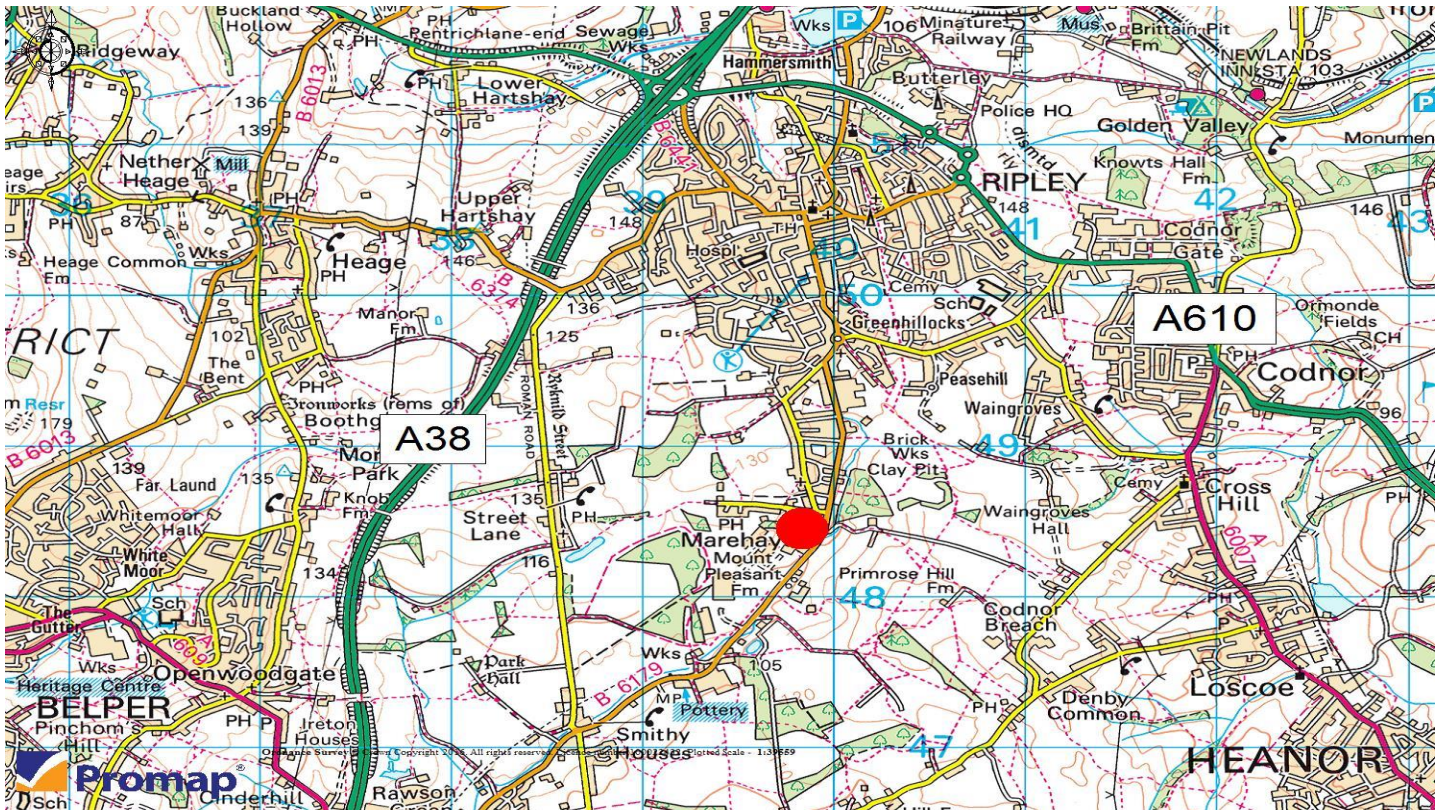
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SUBJECT TO CONTRACT



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