



## Land and Buildings, 9 Thirsk Place, Osmaston Park Industrial Estate, Derby, DE24 8JJ

A rare opportunity to acquire a development site extending 1.778 acres/0.72 hectares or thereabouts.

Located in a prominent position, immediately adjacent to Ascot Drive with a return to Thirsk Place, within the Osmaston Park Industrial Estate.

The site has the benefit of planning permission for fifteen industrial units, together with an MOT testing station and car wash facility. May be suitable for alternative uses, subject to planning permission.

**FOR SALE FREEHOLD**  
**GUIDE PRICE £1,500,000**

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## LOCATION

The site is located in a prominent position off Ascot Drive at its junction with Thirsk Place, within the Osmaston Park Industrial Estate. Ascot Drive is an established and popular trading location, with retail, trade counter and industrial operators. Ascot Drive forms a link between London Road and Pride Park, to Osmaston Road and onwards to Derby's outer ring road system.

## DESCRIPTION

The site has an extensive frontage to Ascot Drive and Thirsk Place, and previously accommodated Coe's of Derby and Cromwell Tools. The Coe's of Derby building has subsequently been demolished, with the Cromwell Tools building still in situ, but is in need of refurbishment.



## SITE AREA AND ACCOMMODATION

The site extends to 1.778 acres/0.72 hectares, with the former Cromwell Tools buildings at 8,185 sq. ft./760.36 sqm or thereabouts.

## PLANNING

Derby City Council granted planning permission for development under application code DER/04/18/00567, subject to conditions, on 30<sup>th</sup> August 2018. A copy of the planning consent, together with associated documents, can be found on Derby City Council's E-planning portal, or can be made available upon request from the Agents.

In our opinion, the site would also be suitable for other uses, or for a single occupier, subject to obtaining further planning consent.

## SERVICES

Services to the site are currently disconnected, but are available from Ascot Drive.

## BUSINESS RATES

The former Cromwell Tools building: -

Warehouse and Premises      Rateable Value £23,750

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The former Cromwell Tools building has an EPC rating of E111. A copy of the certificate is available on request.

## TENURE

Freehold, with vacant possession offered upon completion.

## GUIDE PRICE

Offers are invited in the region of £1,500,000 (one million, five hundred thousand pounds).

## VALUE ADDED TAX (VAT)

All prices quoted are exclusive of VAT.

## VIEWINGS

Strictly by prior appointment with the sole Agents: -

Gadsby Nichols

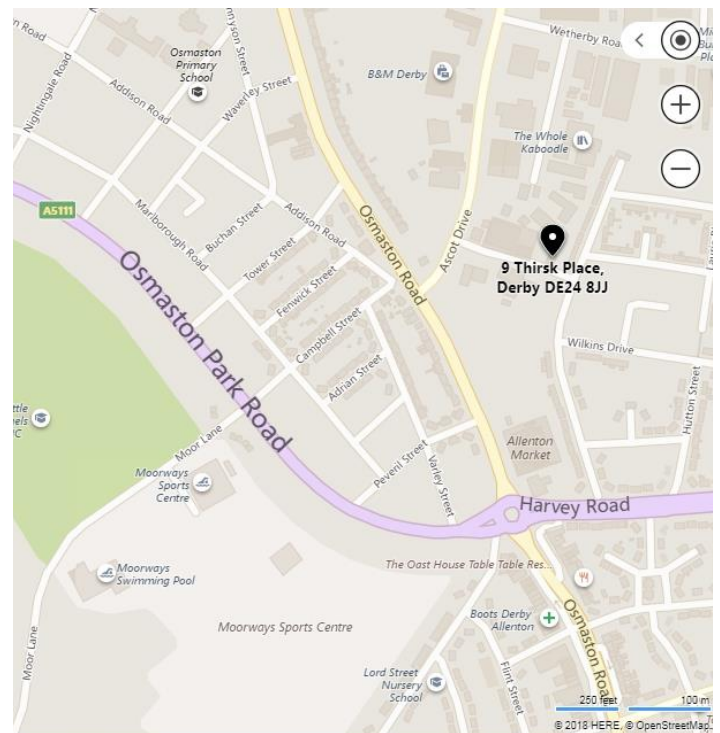
Tel:                      01332 290390

Email:                andrewnichols@gadsbynichols.co.uk

## OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful purchaser(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with the source of funding for the purchase.

## SUBJECT TO CONTRACT



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