



Nottingham Road, Spondon, Derby, DE21 7SN

Residential Development Site of approximately 6 acres/ 2.43 hectares

Superb Location and Communications

Planning Consent Approved

OFFERS INVITED FOR THE FREEHOLD INTEREST

Nottingham Road, Spondon, Derby, DE21 7SN

LOCATION

The site is situated in a prime residential location, ideally located for the M1 and A52, together with ease of access to the city centres of Derby and Nottingham. Derby is approximately 4 miles to the West and Nottingham 12 miles distant to the East.

DESCRIPTION

Residential development site, extending to approximately 6 acres / 2.43 hectares, of level topography, within a prime residential suburb of Derby.

DIRECTIONS

The site is best approached leaving Derby City Centre of the A52 Nottingham Road, bearing left towards Spondon off the A52, and at the roundabout turn right towards Borrowash where the site will eventually be found on the right-hand side, identified by our marketing boards.

PLANNING

An outline planning application has been approved by Derby City Council, under application code DER/02/07/00306/PRI with the negotiation of a new Section 106 Agreement, and subject to rights of way and easements. Full details are available from the Agents.

SERVICES

All mains services are believed to be connected to the site, but we would advise interested parties to raise their own enquiries of the service providers.

PRICE

Offers are invited in the region of £1,500,000 for the freehold interest of the site.

VALUE ADDED TAX

VAT may be charged on this transaction.

SALES INFORMATION PACK

A comprehensive sales information pack is available on request. The pack contains the following information;

- Planning consent decision document
- Section 106 agreement
- Ecological appraisal
- Proposed drainage details
- Noise survey
- Overhead power lines report
- Detail plan
- Development guidance note

VIEWINGS

To view the site or request further information, please contact:-

Mike Walmisley, BSc

Gadsby Nichols

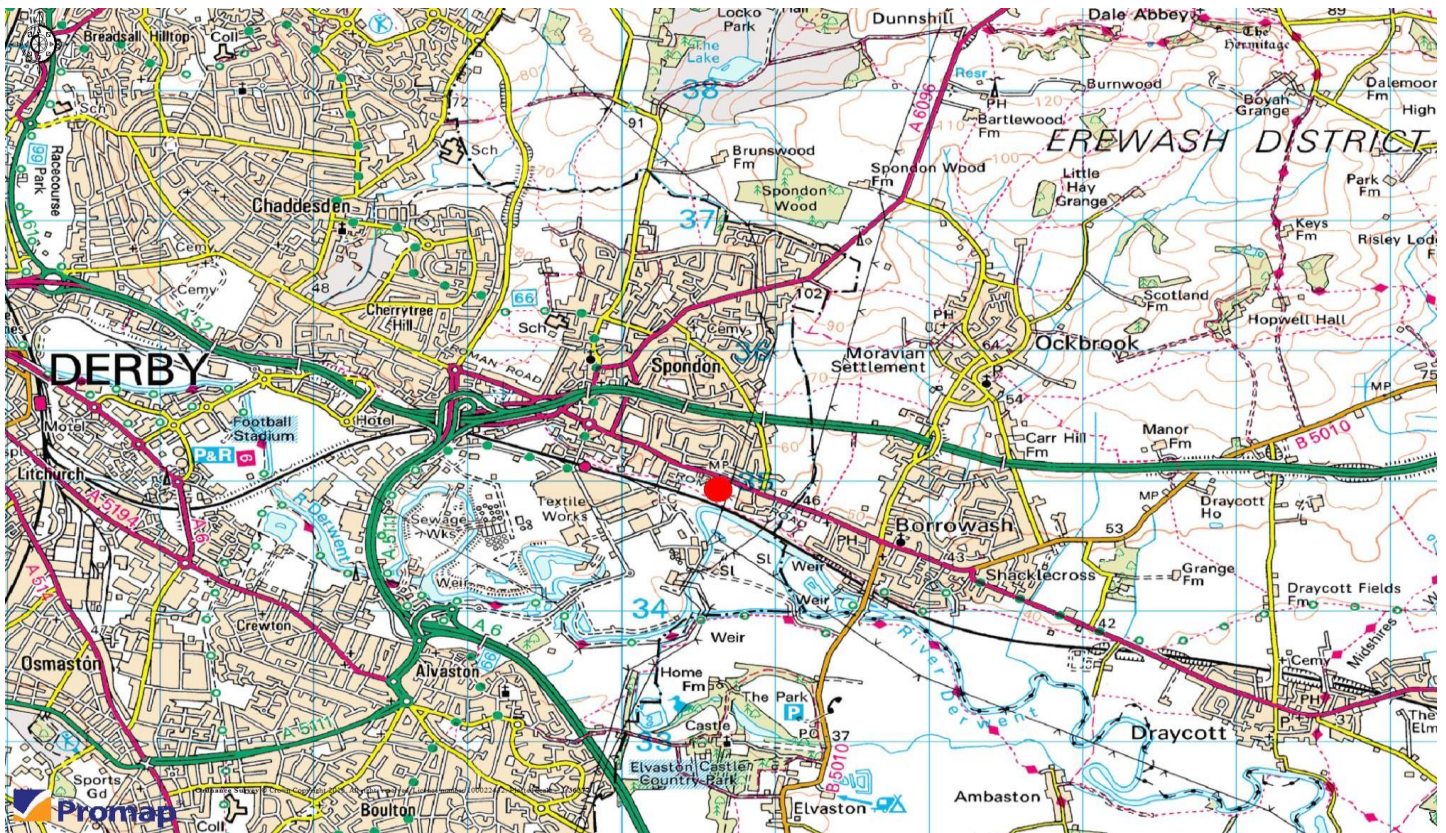
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SUBJECT TO CONTRACT



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