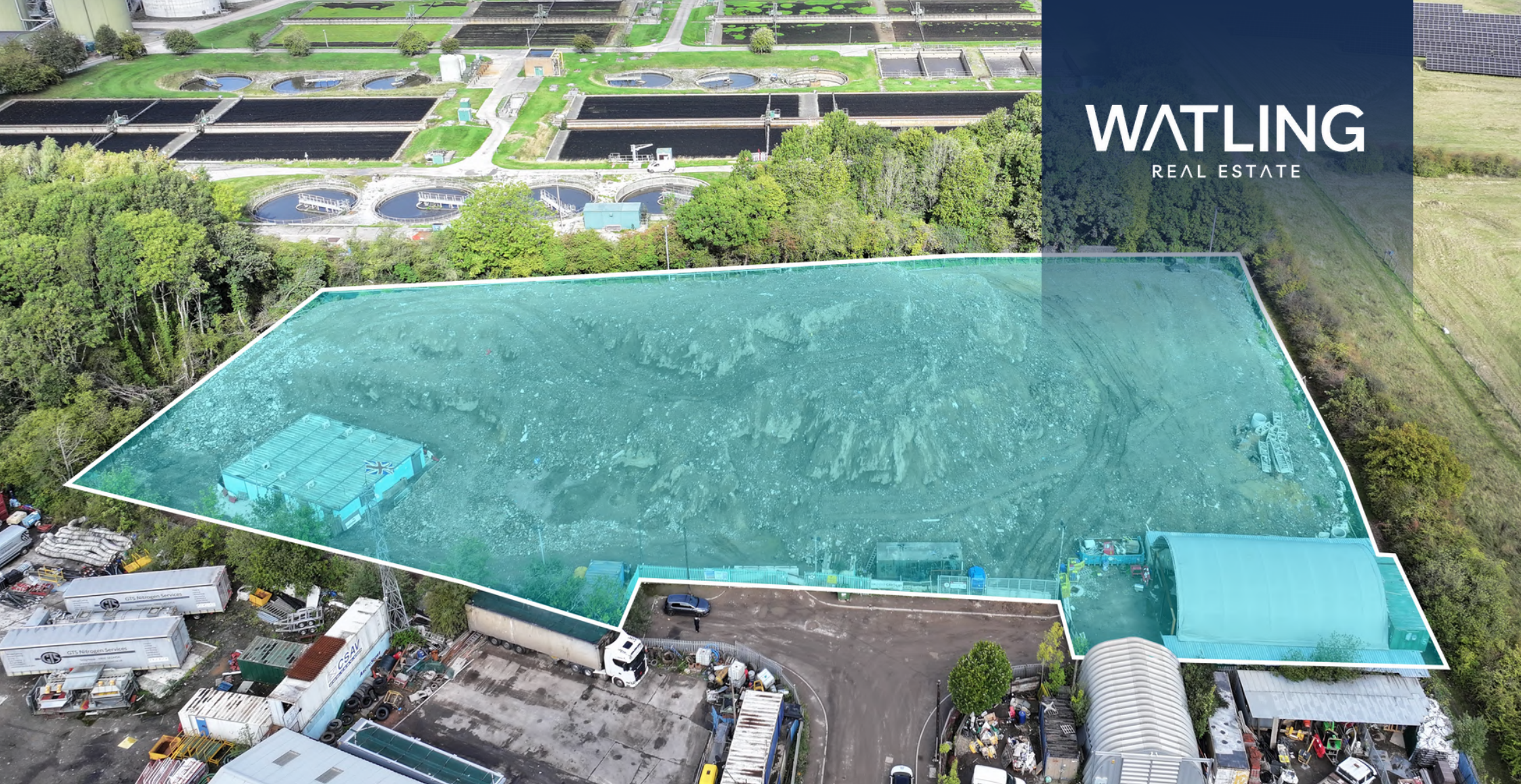




WATLING
REAL ESTATE

LAND AT LYDFORD ROAD, ALFRETON, DERBYSHIRE, DE55 7RQ

Freehold 2.18 Acre Industrial Site with Development Potential (STP)

On behalf of Joint Administrators



HIGHLIGHTS

- ▶ Freehold 2.18 acre industrial site
- ▶ Recently operated as 'Non-hazardous waste physical treatment facility' under environmental permit
- ▶ Secure, gated site with mains service connections
- ▶ Excellent connectivity with A38 and M1 intersection within 2.5 miles
- ▶ Established industrial location
- ▶ Development potential, including open storage and industrial / warehouse uses, STP

OFFERS IN EXCESS OF

£800,000

INVITED FOR THE FREEHOLD INTEREST

LOCATION

The site is located in Alfreton, Derbyshire, within the established Meadow Lane Industrial Estate.

Regionally, the estate is located approximately 1 mile north of Alfreton Town Centre, 14 miles north-east of Derby and 17 miles north-west of Nottingham.

The estate benefits from excellent connectivity, with the A38 and M1 intersection being accessible within just 2.5 miles, facilitating access to the East and West Midlands and wider UK road network.

The intersection represents one of the key industrial and warehousing locations within the East Midlands, evidenced by the significant amount of development which has occurred in recent years.

Alfreton Train Station lies within 0.5 mile of the property, providing direct services to Nottingham, Sheffield, Leeds, Liverpool, Manchester and key locations throughout the East Midlands.

The immediate proximity comprises a mixture of commercial uses, including industrial, warehousing, trade counter and open storage.



PROPERTY

The property comprises a vacant freehold 2.18 acre site, recently operated as a 'Non-hazardous waste physical treatment facility', for screening, processing and recycling construction aggregate.

The site is broadly rectangular in shape with secure gated access off Lydford Road.

The site contains an office building, providing cellular accommodation and staff welfare facilities, and a vehicle maintenance facility.

We understand the site benefits from mains services.

LICENCE

The site has previously operated under the following permit:

Permit No.: KP3990CD

Waste Management Licence No.: 43539

Site Type: A16: Non-hazardous waste physical treatment facility

Further detail can be found within the Marketing Pack.



An aerial photograph of a large industrial site. In the foreground, there's a large, dark, rectangular area, possibly a waste transfer station or a large storage area. To the right, there's a large area covered with solar panels. Further right, there's a cluster of industrial buildings, including a large white warehouse and several smaller structures. A road with parked trucks and cars runs alongside the buildings. In the background, there's a green field and some trees. The overall scene is a mix of industrial development and natural landscape.

PLANNING

Retrospective planning consent was secured in May 2013 (reference CW6/0213/142) for use of the site as 'a waste transfer, treatment and recycling facility.' Further detail can be found within the Marketing Pack.

Under policy ER4 of the Amber Valley Local Plan, the following uses will be supported in the subject location:

'Business, industrial or storage and distribution uses (B1, B2 and B8), including the redevelopment of land and buildings or the expansion of existing premises.'

Interested parties should rely upon their own enquiries with Amber Valley Borough Council.

TITLE

Freehold (Title no. DY340075 and DY311390).



FURTHER INFORMATION

BUSINESS RATES

Rateable Value: £29,250

Rates Payable p.a. (25/26): £14,595

SERVICES

We understand mains services are available to the site, however none have been tested. Interested parties are to rely on their own enquiries.

VIEWINGS

By appointment with Watling Real Estate only.

MARKETING PACK

A Marketing Pack with additional information is available upon request.

OFFERS

Offers in excess of £800,000 invited for the freehold interest.

VAT

Prices quoted exclusive of VAT.

COSTS

Each party will be responsible for their own professional costs incurred in the transaction.

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, the successful purchaser will be required to provide details on the source of funds and ultimate beneficial owners.

CONTACTS

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Subject to Contract
Property Reference: 223116

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