



WATLING
REAL ESTATE

THE LANDMARK, PHOENIX STREET, DERBY DE1 2ER

Significant Consented Residential Development Opportunity



DEVELOPMENT SUMMARY

- Situated on the edge of Derby city centre with convenient access to public transport links and local amenities.
- Forming part of the promoted Derby Riverside area. Masterplan currently being developed with frontage onto the River Derwent and new public realm.
- Planning permission in place to develop 202 efficiently designed apartments within Derby's tallest building.
- Resident amenities proposed include a gym, concierge, resident's lounge, guest suite and coffee area.
- 5-minute walk into the heart of Derby's city centre.
- Mix of one- and two-bedroom apartments, catering for a range of residents whilst satisfying the demand for one person households within the catchment.
- Planning consent implemented and documented by the local authority.
- Subject to a short-term licence to occupy with the local authority providing income of £4,500 per calendar month.

CONDITIONAL PROPOSALS CONSIDERED
(I.E. SUBJECT TO PLANNING)



LOCATION

Derby is a cathedral city and unitary authority area on the River Derwent in Derbyshire, England. Derbyshire is named after Derby, which was its original county town. The population of Derby is 263,490.

By road the city lies 7 miles west of junctions 24 and 25 of the M1 motorway, 130 miles north of London, 50 miles north of Birmingham and 75 miles south of Leeds.

Nearby Derby railway station is operated by East Midlands Railway and served by express services to London (quickest service 1h 25m), the northeast and southwest.

East Midlands Airport is approximately 15 miles from the city centre.

The Property is located on the edge of the city centre, 150 metres to the east of the River Derwent and within the northern limits of the city's ring road.



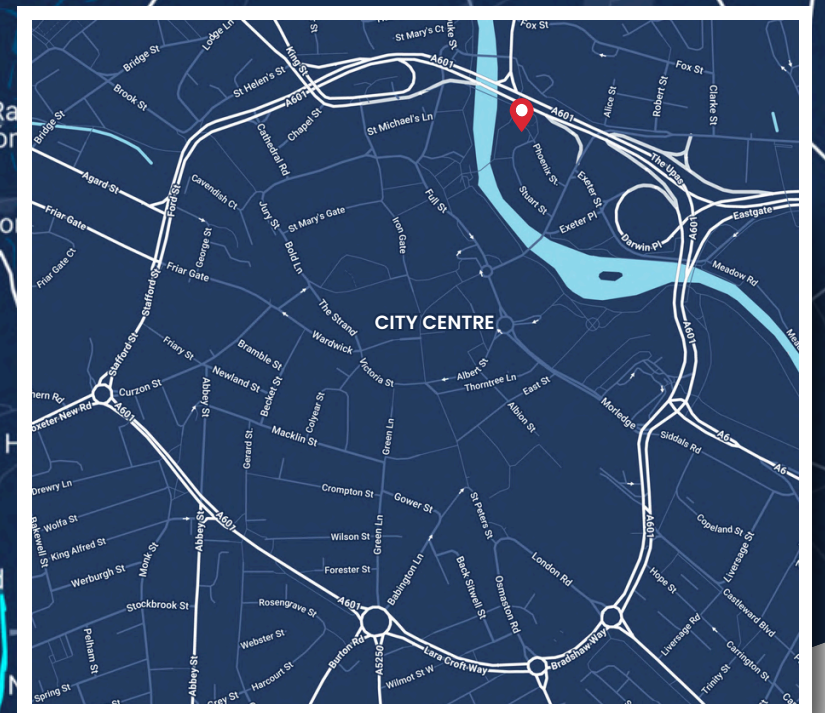
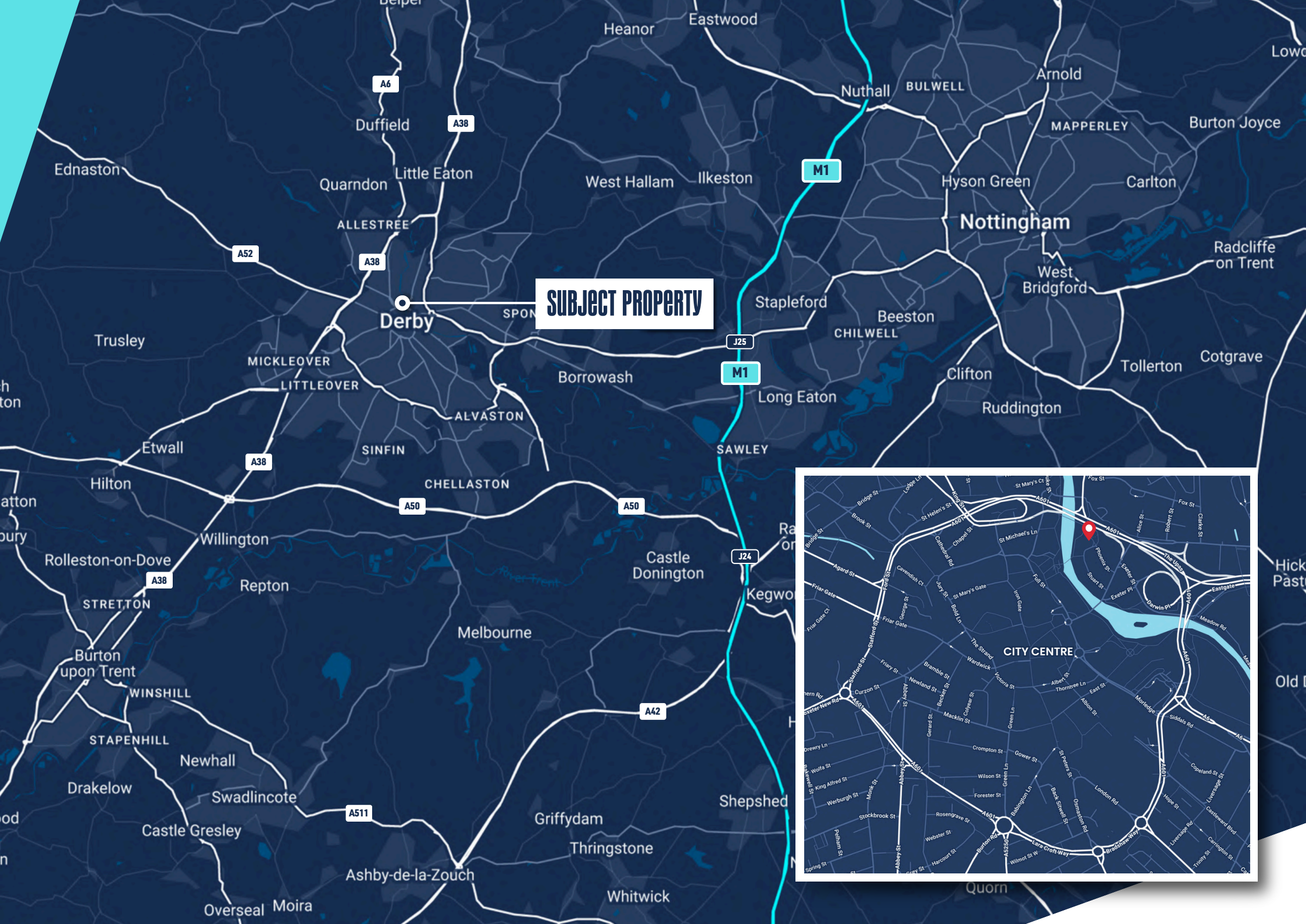


THE PROPERTY

DERBY RIVERSIDE MASTERPLAN

A masterplan is being developed for Derby Riverside that will widen the city centre offer with new leisure, living and work opportunities. Proposals include a Riverside Park, providing a public space.

This will result in the demolition of the office accommodation currently fronting the river, which will be replaced with public realm. The proposal will result in The Landmark forming part of a wider waterside regeneration scheme in addition to increasing its prominence to the City Centre. The project is expected to be delivered within the next 5 – 10 years.



DESCRIPTION

The Property comprises a cleared development and was formerly occupied by the Phoenix Iron Foundry, which was demolished in the 1990s.

More recently the property was used as a car park.

Planning consent is granted for a new build tower-block development comprising 202 no. 1 & 2-bed apartments (see The Scheme section below for further information relating to town planning).

The site area is 0.72 acre (0.29 hectare).



THE SCHEME

Planning consent was granted under reference 05/18/00771 for the erection of a new-build scheme providing 202 residential apartments including ancillary floor space together with associated car parking, servicing, site infrastructure and landscaping.

The above consent was supplemented to cater for a second emergency staircase (a current legal requirement for buildings proposed over 18 meters high) under application 22/01967/VAR.

The consent provides for a development arranged in 3 no. buildings of 7, 9 and 17 storeys. The total number of proposed apartments is made up of 117 one bed apartments and 85 two bed apartments, reflecting a 58/42% split. The scheme is branded as "The Landmark" development.

Enquiries of the local authority suggest the consent is deemed implemented.

Further detailed town planning information is available within the data room.



FURTHER INFORMATION

OCCUPATION

The Receivers have entered a short-term licence to occupy with the local authority for it to use the site as a temporary storage yard to support a maintenance project on the nearby River Derwent. The licence fee payable by the authority is £4,500 pcm and the agreement includes a rolling mutual break clause with a 6-month notice period.

SALE BY RECEIVERS

The property is offered for sale on behalf of the joint fixed charge Receivers.

The Receivers offer no title or collateral warranties associated with this property or transaction. Please consider this with your appointed legal advisor prior to submitting a proposal.

The Receivers act without personal liability.

ANTI-MONEY LAUNDERING

It will be necessary for a purchaser to provide identification and other information necessary to complete these checks prior to an exchange of contracts.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

ASKING PRICE

Offers are invited for the freehold interest identified within this brochure.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred throughout the transaction.

DATA ROOM

Our dedicated online data room provides further information for parties wishing to conduct detailed due diligence. Please contact us regarding access.

VIEWINGS

The site is currently secured but can be viewed from the adjacent highway. Contact us to arrange an onsite viewing.

CONTACTS

ALEX SWEETMAN

T: +44 (0) 7831 505 078

alex.sweetman@watling.com

TOBY O'SULLIVAN

T: +44 (0) 7958 019 732

toby.osullivan@watling.com

WATLING
REAL ESTATE

September 2025
Subject to Contract
Property Reference: 223111

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