

Open storage / Development site

Occupation Lane, Woodville, Swadlincote, DE11 8ET

FOR SALE



savills

INVESTMENT SUMMARY

- Rare open storage site, extending in total to approximately 21.5 acres, with development potential, subject to planning permission.
- Easily accessible to A42 and A38 via the A51.

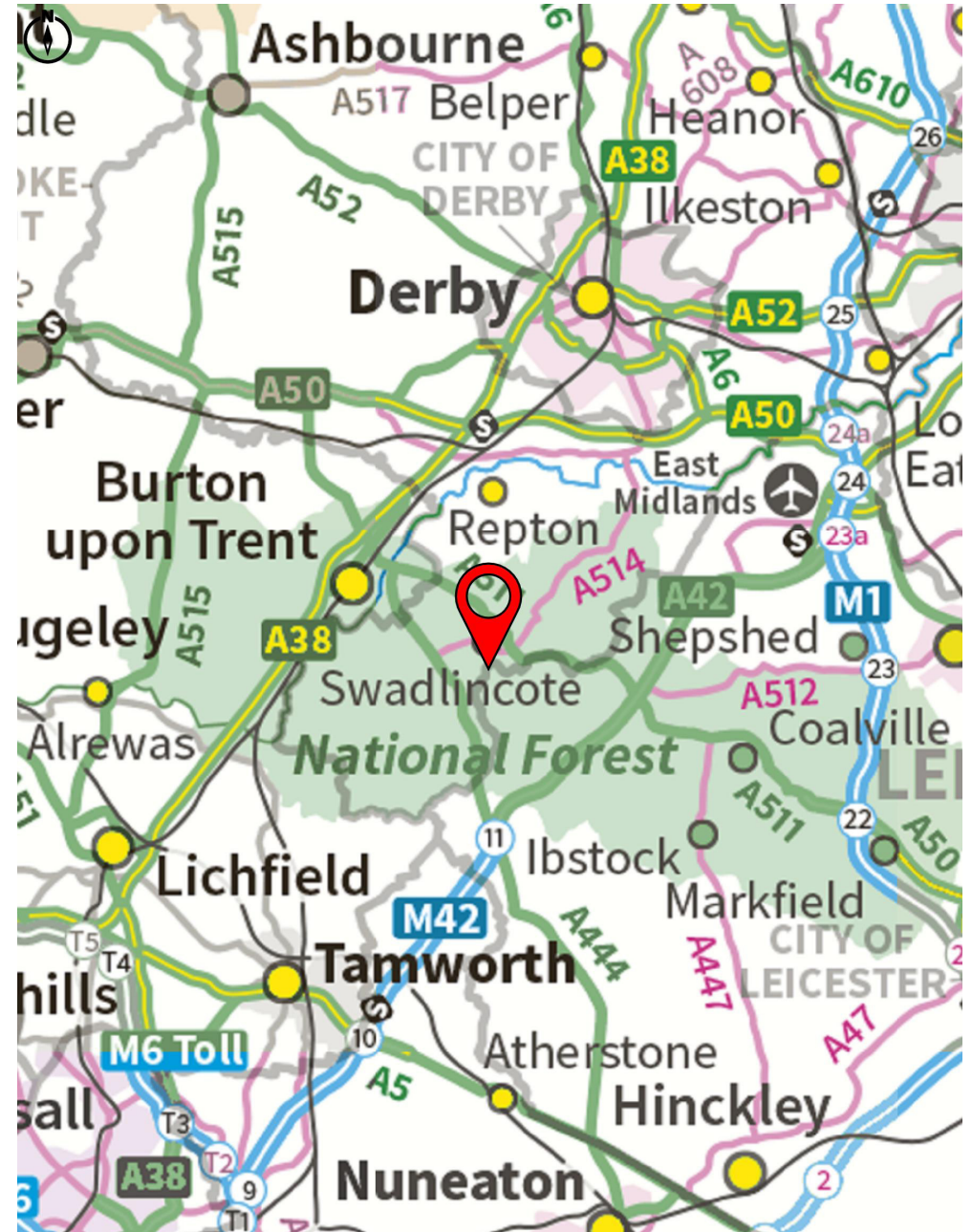
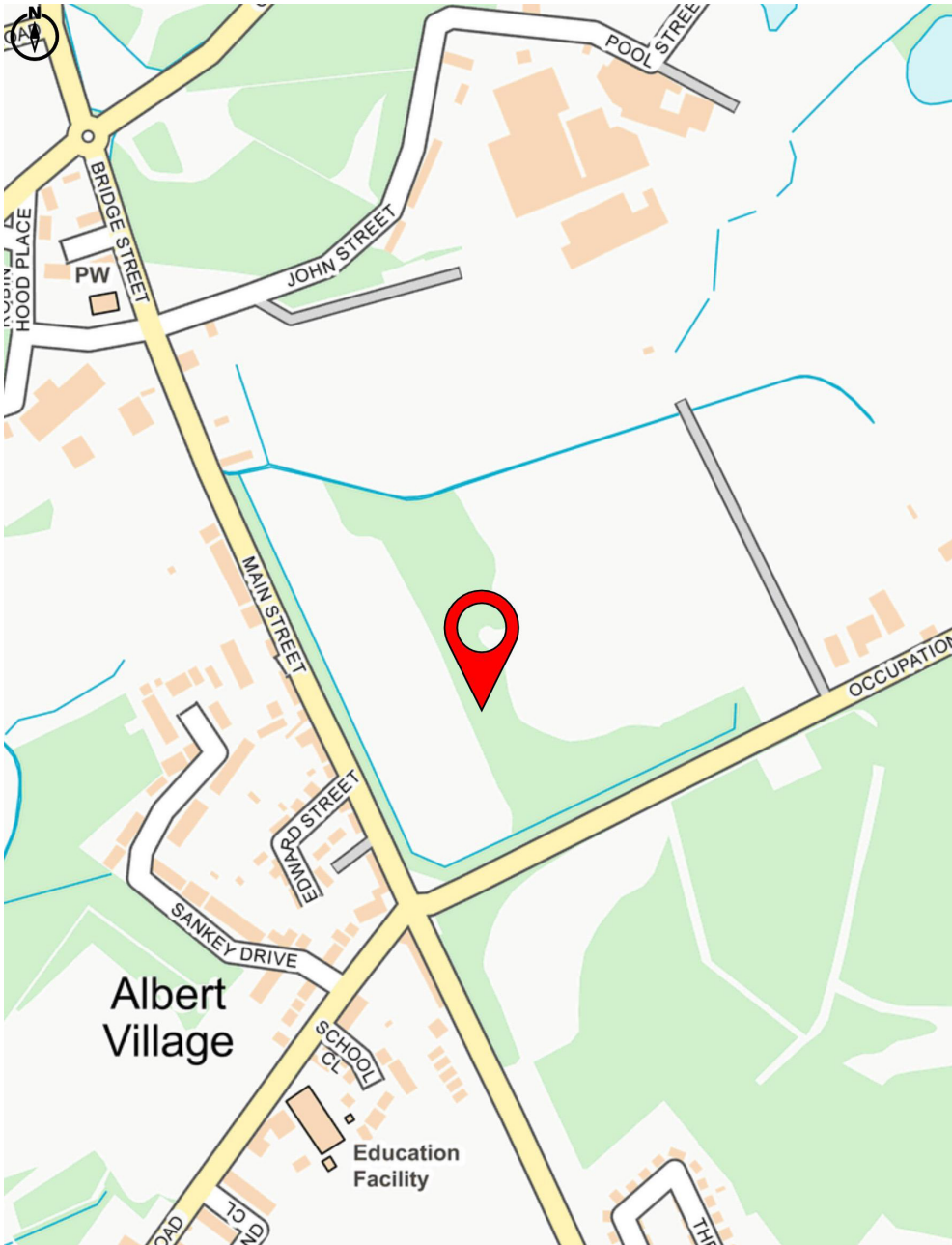
LOCATION

The property is situated to the south of Swadlincote Town Centre occupying a prominent position at the junction of Main Street and Occupation Lane, providing easy access to the A511. The A42 (J13) lies approximately 11 minutes (5.4 miles) to the east and the A38 Branston Junction approximately 23 minutes (8.4 miles) to the west, both providing excellent access to the M6 and M1 respectively.

DESCRIPTION

The total site area extends to approximately 21.5 acres (8.7 hectares) being of varying surfaces but generally level in topography. Direct gated access is provided off Occupation Lane via an integral service road, either side of which are two secure compounds.





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SERVICES

Mains water, and electricity available.

VAT

VAT is not applicable.

PRICE

On application.

LEGAL COSTS

Each party to bear their own legal costs involved in this transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

FURTHER INFORMATION

Strictly by appointment only with the Sole Agent, Savills.

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