SUBJECT TO CONTRACT

RE: LAND OFF ASHER LANE, RIPLEY

I am pleased to confirm that I am in receipt of instructions to dispose of approximately:-

7.4 acres

on an unconditional basis.

The site has frontages to both Asher Lane and Butterley Lane. Butterley Lane is a private road, owned part by my clients. I believe it would be suitable for a variety of uses.

I take pleasure in enclosing a previous indicative residential scheme as well as a site plan from which you will see there is a disused tunnel running beneath the site. This is classified as a 'disused transport route' within the Local Plan and will need to be preserved for possible future use.

The land is not currently allocated, however interested parties are advised to discuss re-allocation in the emerging LDF or by earlier application, with the Local Authority.

The site was last offered to market in 2007 at which time several conditional bids were received. Our clients are now seeking an unconditional sale, with offers invited to reflect this fact.

I confirm that I am in receipt of:-

- Title Report
- Desktop Environmental Survey
- Historical Topographical Survey
- Copy of the Appeal Decision on the Butterley Works site (120 dwelling application granted close by with relevance to the disused transport route issue)

which can all be made available should this opportunity be of interest to you.

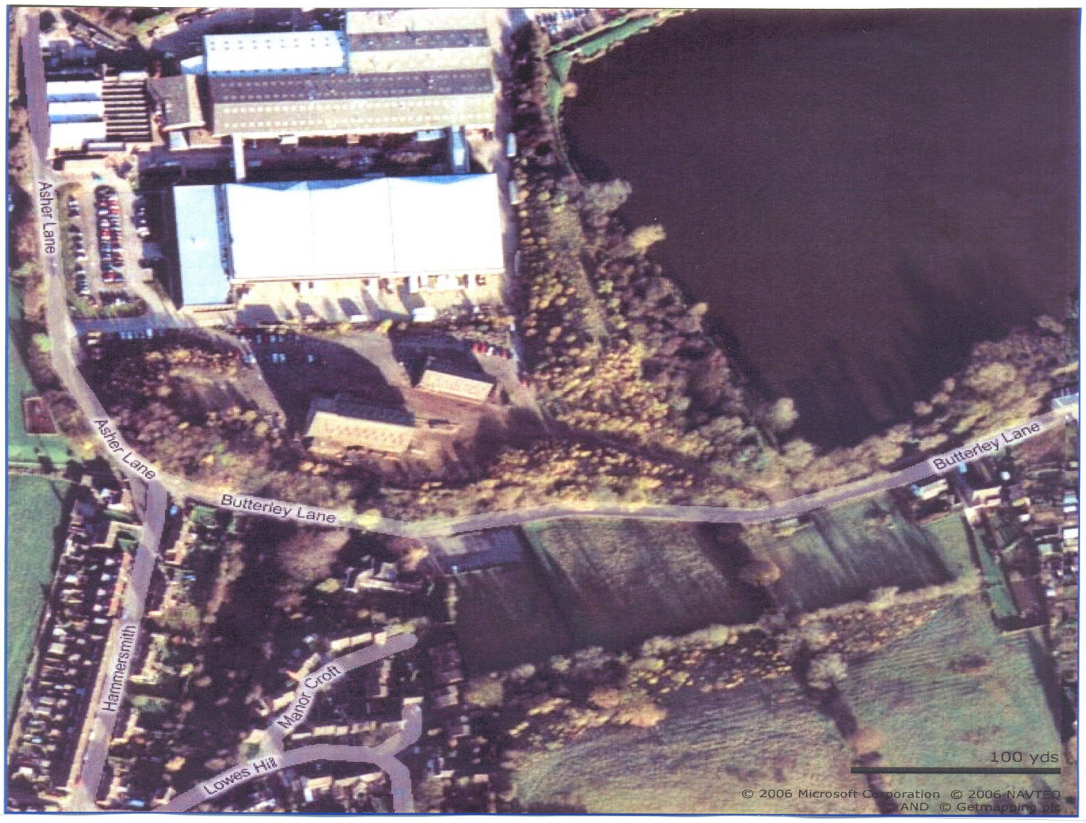
I look forward to learning whether you would wish to pursue this matter further.

Yours faithfully

Robert Maxey BSc (Hons) MRICS
Associate Partner

Direct Dial: 0115 979 3496
Mobile: 07967 603 091
E-Mail: rmaxey@heb.co.uk

ASHER LANE, RIPLEY – AERIAL SHOT



ASHER LANE, RIPLEY – SITE PLAN

ASHER LANE, RIPLEY – POSSIBLE LAYOUT