



Development Land off Drift Road,
Castle Gresley, Swadlincote, DE11 9HA

HOWKINS &
HARRISON

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£500,000

Development Site Suitable for B1 & B8 Uses

Features

- Approx 1.13 acres of Employment Development Land
- Planning Permission for 10,110sqft. Industrial Building
- Prominent Location
- Positioned opposite newbuild residential development and Cadley Hill Industrial Estate

Travel Distances

- Swadlincote – 2.5 miles
- Burton upon Trent – 6.3 miles
- Derby – 20 miles
- Tamworth – 14.6 miles

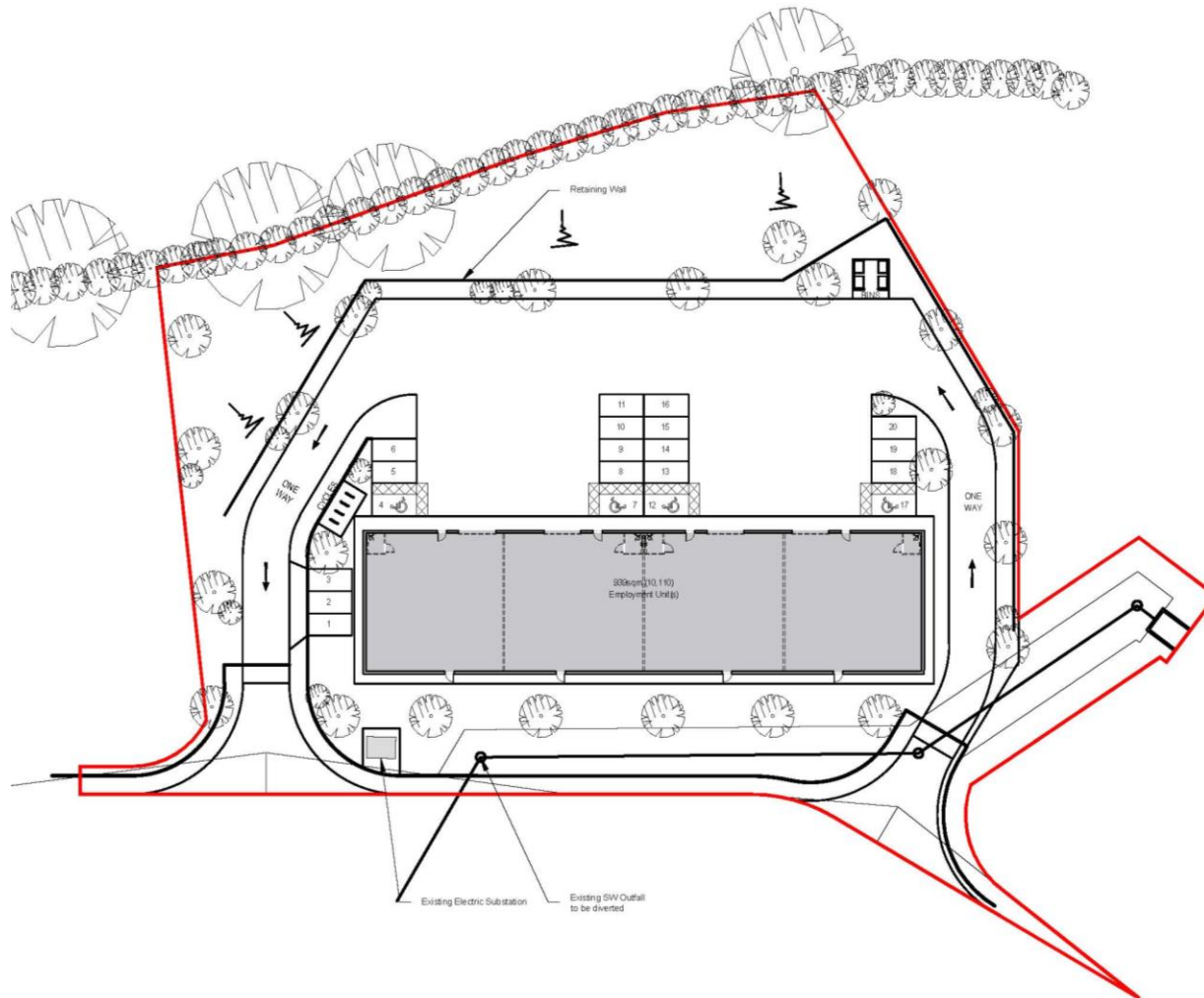
Location

The site is located in the well-regarded area of Castle Gresley, on the outskirts of Swadlincote, South Derbyshire. The site is situated to the south of the Cadley Hill Industrial Estate which is an existing employment area and positioned adjacent to a newbuild residential development. The A444 Burton Road provides access to the site via Drift Road which is situated to the west of the site.

Junction 11 of the M42 is positioned approximately 7 miles to the south of the site, and the Barton-under-Needwood junction for the A38 is approximately 7 miles to the west, which both provide excellent access to the M6 and M1 motorway network respectively.



Proposed layout



Description

An exciting employment development opportunity within a growing local catchment area. The site extends to circa 1.13 acres and has planning permission for an industrial unit extending to 10,110 sqft (939 sqm) GEA subdivided into four separate units, to include a loading and parking area to the rear, along with a one-way traffic circulation route off Drift Road.

The site is positioned adjacent to a newbuild residential development completed by St.Modwen Homes and sits next to an ALDI supermarket store. To the north, the site neighbours the Cadley Hill Industrial Estate.

Planning Permission

The site was initially granted consent by South Derbyshire District Council under planning permission ref. 9/2018/0162 (as varied under Section 73) for a mixed-use scheme of residential and employment uses. The residential development on the southern part of the site has been delivered by St.Modwen Homes.

Reserved matters approval for the employment scheme including parking, landscaping and associated works ref DMPA/2022/0932 was granted on 4th March 2024. The permitted scheme is for a building of 10,110sq.ft. (939 sqm) GEA subdivided into four separate units. This meets the requirements of the outline permission for the delivery of employment floor space on the wider development scheme.

Technical Information & Data Room

A comprehensive pack of planning and technical information is available to view in the data room. Please email amy.simes@howkinsandharrison.co.uk who will enable access. Of note the pack does contain the following documents:

- Outlined Planning Consent details ref 9/2018/0162
- Reserved Matters Consent details ref DMPA/2022/0932
- Ground Investigation Report
- Mining Risk Assessment
- Trial Pit Technical Note
- Drainage Plan
- Services Plans

Services

A public surface water sewer and foul water sewer are located within Drift Road, both of which are to be adopted by Severn Trent Water under a Section 104 Agreement in late 2024. A gas pipeline and mains water pipeline are located in Drift Road. Service plans are provided within the data room. An electricity substation is located on the site.

None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, and drainage services.

Tenure

The property is freehold and will be sold with vacant possession.

Access

Access to the site is from Drift Road which is covered by a Section 38 agreement. The road is due to be adopted by the Local Authority by the end of 2024.

Plan, Area and Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the Vendor or their Agents in respect of any error, omission or misdescriptions. The plan is for identification purposes only.

Viewing Arrangements

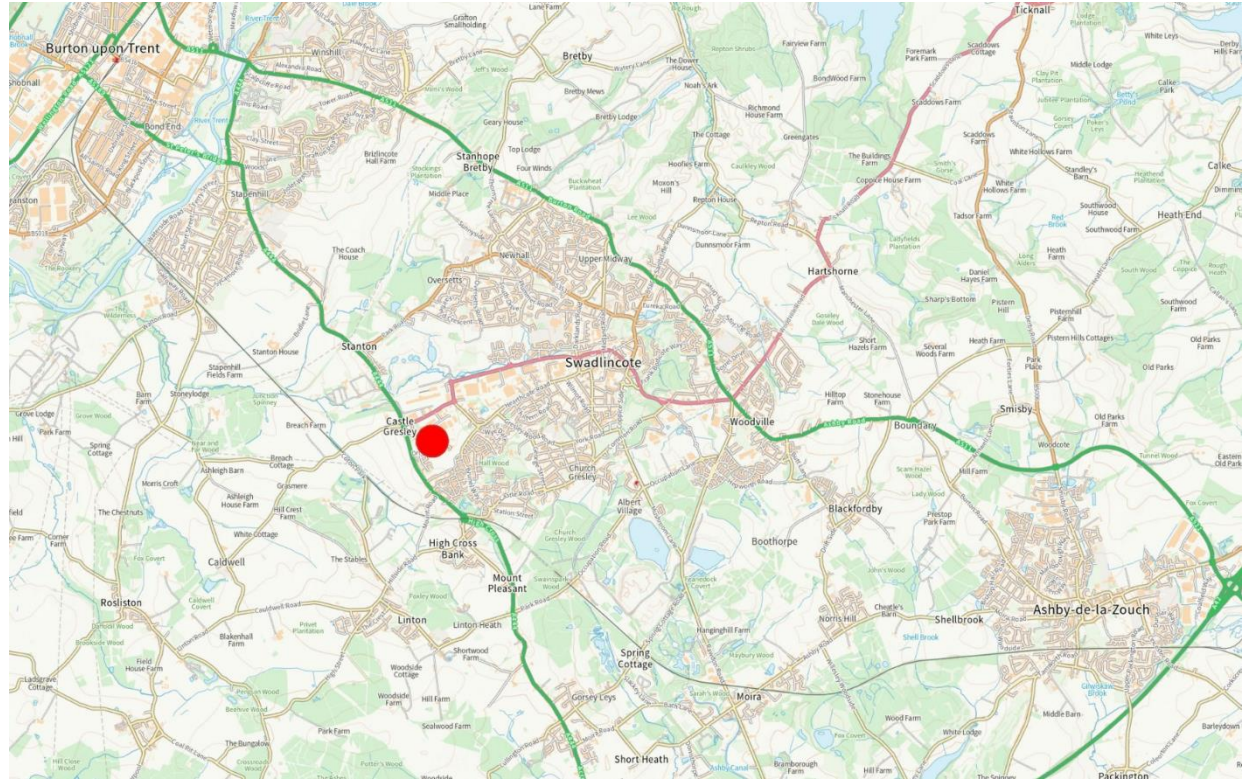
At any time during daylight hours with a copy of these particulars to hand, but please contact the office in advance to confirm your interest in the site.

Local Authority

South Derbyshire District Council | <https://www.southderbyshire.gov.uk>
01283 595795

Contact

Amy Simes | Amy.simes@howkinsandharrison.co.uk | 01530 877977



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



Howkins & Harrison
58 Market Street, Ashby de la Zouch, Leicestershire LE65 1DB
Telephone 01530 877977
Email ashrural@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
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