



Brook Yard Lock-Up, Brook Road, Borrowash, Derby, DE72 3FW

A rare opportunity to acquire a former haulage yard, with lock-up garages, and range of former barns, within a site extending to 1.09-acres/0.441-hectares or thereabouts.

Potential for residential development, e.g. 8 to 9 detached dwellings.

Located close to the desirable settlement of Borrowash, and accessed from Brook Road.

Offers are invited for the freehold interest, with vacant possession.

GUIDE PRICE – OFFERS OVER £1,000,000

Gadsby Nichols

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Residential

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Commercial

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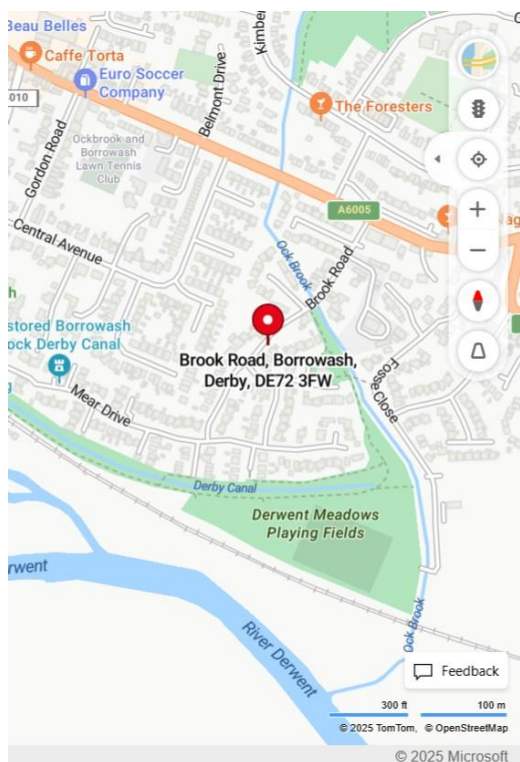


www.gadsbynichols.co.uk

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LOCATION

The site is accessed off Brook Road, close to the centre of the desirable village of Borrowash. The settlement accommodates a range of local amenities, and lies approx. 5-miles to the east of Derby city centre, and is conveniently located for the A6005 and A52. Ease of access is therefore afforded to Nottingham, and J-25 of the M1 motorway.



DESCRIPTION

The property comprises a parcel of land, of irregular shape. Initially forming part of a farm/small holding, the site has more recently been used as a haulage and contractors yard, with vehicle repair workshops, and storage space. A range of buildings are on site, and include; basic barns and Nissan huts, together with a range of other buildings to include; former pig sties, and domestic garage lock-ups.

Our client is relocating from the site, and in our opinion, the land offers significant development potential, principally for a high-quality residential scheme.

SITE AREA

Extending to 1.09-acres/0.441-hectares or thereabouts, more clearly identified on the attached plan.

SERVICES

It is understood that mains electricity, and water are connected to the site.

PLANNING

The site has existing use consent for B2 and B8 uses, as defined by the Town and Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

We have not had detailed discussions with the local planning authority, Erewash Borough Council; however, in our opinion, we believe the site offers significant development potential for residential. Indicative schemes show the possibility of 8 or 9 large, detached residential dwellings could be accommodated on the site. We would recommend that all interested parties make their own planning enquiries.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Given the site is to be redeveloped, we do not believe that an EPC is required.

TENURE

Freehold, with vacant possession upon completion.

GUIDE PRICE

Offers are invited in excess of £1,000,000 (one million pounds).

Offers will be considered on both a 'conditional' and 'unconditional' basis.

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VIEWINGS

Strictly by prior appointment with the sole agents: -

Gadsby Nichols

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

SUBJECT TO CONTRACT

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