

BEST BIDS BY 12.00 pm Friday 27th of October 2023



Land At Harrington Avenue, Borrowash, Derbyshire DE72 3JB

Potential Development Site

- ▶ **Residential Development Opportunity (STP)**
- ▶ **1.7 Acres (0.69 Hectares)**
- ▶ **Excellent transport links and connectivity**
- ▶ **Close to amenities**

For enquiries and viewings please contact:



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Location

The site is located within Borrowash, a village within the Erewash District of Derbyshire. It is located on the Eastern edge of Derby approximately 6 miles from Derby City Centre and 11 miles west of Nottingham.

The site occupies a central position within Borrowash, conveniently close to both the A6005 leading into Derby and the A52 Brian Clough Way, providing excellent access to the M1.

The immediate area is predominately established residential with the main retail parade within a short walking distance. The site is situated close to local amenities such as schools, a new retirement living development as well other retail and leisure services.

Description

The site comprises of public open space which offers residential development potential. The site is predominately a level grassed area extending to 1.7 acres (0.69 Hectares). There is a footpath bisecting the site.

The plot offers primary frontage off Briar Close and Charnwood Avenue.

Accommodation

	Hectares	Acres
Total	0.69	1.7

Planning

The site is not allocated in the Erewash Local Plan and the agents are not aware of any planning restrictions that might affect re-development. Initial conversation with the local authority have indicated that residential redevelopment, subject to planning, would be viewed favourably. The agents recommend that all interested parties enquire directly with the local planning authority.

Tenure

The freehold interest of the site will be available.

Business Rates

The site is not assessed for the purpose of Business Rate

Price

Offers invited on a conditional / unconditional basis

VAT

VAT will be applicable to the purchase price

Legal Costs

Each party to be responsible for their own legal and professional fees incurred during the transaction.

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 07-Mar-2024



