



RESIDENTIAL DEVELOPMENT OPPORTUNITY ETWALL DERBY

FREEHOLD FOR SALE

Land North of Jacksons Lane,
Etwall, Derby,
South Derbyshire,
DE65 6NS

- Prime residential development land for sale
- Outline planning permission granted for 50 residential dwellings
- 100% Private Sales Tenure (with an off-site affordable housing contribution)
- Site extends to 21.37 acres / 8.65 hectares
- Vacant possession



Location

The site is located approximately 0.85 kilometres / 0.52 miles south of Etwall village centre and approximately 9.9 kilometres / 6.15 miles south west of Derby city centre. The site falls within the administrative area of South Derbyshire District Council.

Etwall is well connected to Britain's road network; access to the A50 is located 2.7 kilometres / 1.68 miles from the site which links with the M1 providing onward connections to major cities including: London, Milton Keynes, Nottingham, Sheffield, Manchester, Leeds and Newcastle. The A38 is easily accessible from Etwall and connects with Derby and Burton-Upon-Trent.

The site is bounded by Egginton Road to the west which links with main street where the majority of Etwall village's shops and amenities are located. Local amenities include the Etwall Balti restaurant, The Spread Eagle pub, Hawk and Buckle pub and the Blenheim House Hotel. Etwall is home to John Port Academy School, the largest comprehensive school in the county.

The site benefits from public transport bus links with the nearest bus stop located on Egginton Road, within 50metres of the site boundary. Further connections to the surrounding area, including Derby, Burton-Upon-Trent and Willington are provided from bus services on Main Street.

The nearest railway station is in Willington approximately 3.4 kilometres / 2.11 miles south-east of the site which provides connections to Cardiff, Nottingham and Birmingham. The nearest



major railway station is located in Burton-Upon-Trent, approximately 8.1 kilometres / 5.03 miles south west of the site, which provide nationwide services.

East Midlands Airport is located approximately 18.75 kilometres / 11.65 miles to the south east.

Description

We have measured the site on Promap and understand it to extend to approximately 21.37 acres/ 8.65 hectares. It comprises three arable fields with mature hedgerows along much of the perimeter. There are some scattered trees present in the hedgerows and others are self seeded within the field margins.

The adopted policy requires footpaths within the site that offer access to the allotments, Part 1 allocation to north (Bloors) and onto Jacksons Lane. The feasibility of these connections should be explored as per the policy.

The site is visually well contained by the landform, mature landscape along the boundaries and surrounding development. There are existing dwellings and allotments immediately to the north-west and a housing allocation immediately to the north accessed from Willington Road which is being developed by Bloor Homes.



A
 Entrance feature incorporating SUDS pond and possible bund.
 8 Dwellings
TYPE: 'Arcadia'
 House sufficiently widely spaced to allow new landscape to dominate. Meandering road alignment. Hedge and hedge-bank boundaries, including front boundaries to roads.
 Open Space directly south of Etwall Grove

B
 20 Dwellings
TYPE: 'Arcadia'
 House sufficiently widely spaced to allow new landscape to dominate. Meandering road alignment. Hedge and hedge-bank boundaries, including front boundaries to roads.
 Incorporates possible footpath to eastern boundary connecting to Jackson's Lane

C
 22 Dwellings
TYPE: 'Transition'
 Density between 'Arcadia' and consented housing to the north. More traditional estate layout with parking provided on-plot. Arranged to provide frontage to roads and public spaces.
 Sufficient low density to allow avenue tree planting.
 Incorporates footpath to northern & eastern boundary linking to existing allotments
 Planting belt to eastern boundary

Existing ditch and hedge retained outside dwelling curtilage with access for maintenance

Continuous building line linked with garden walls to provide noise barrier to gardens behind

A50



Planning

South Derbyshire Local Planning Authority have granted outline consent (Ref no. 9/2017/1191) for the erection of up to 50 dwellings with open space, drainage and associated works on site. Permission was granted on the 22nd May 2019 subject to various conditions.

Potential purchasers should make their own enquiries to the local authority regarding all planning matters:

www.southderbyshire.gov.uk/our-services/planning-and-building-control/

Tenure

The joint sole selling agents are acting for two vendor(s) whom are selling the site under an equalisation agreement as per the red line boundary indicated. Please note that both vendors own additional land not included within this initial sale and therefore each vendors title will need to be split as per the red line.

For reference only said title numbers are:

DY368784
DY509925

VAT

The property is elected for VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Data Room

Please visit the dedicated website for further information: www.etwall-derby.co.uk

Terms

The Vendor(s) are seeking to dispose of the land as shown red on the indicative site plan.

Price and terms will be advised upon application.



Contact

For further information please contact the joint sole agents:



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Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
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