



24.18ha (59.75 acres) of land on the Urban Fringe,
Bridle Gate Lane, Alvaston, Derby, DE24 0QW





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Will Barker & Co

12 The Point, Lions Way,

Sleaford, Lincs, NG34 8GG

01529 414555

info@willbarker.co.uk

£1,200,000
Offers from

- Valuable land 5km from Derby City Centre.
- Contiguous with the Dualled A6 Alvaston Bypass.
- Land with Long term development potential.
- Currently in the Derby "Green Wedge".
- Sold with No Overage nor uplift clauses.
- LR Titles – DY199635, DY346658 & DY199634.

BEST & FINAL OFFERS by
Wednesday 28th October 2026 at 12 noon

Will Barker & Co are pleased to be able to offer the opportunity to purchase 24.18ha (59.75 acres) of land, close to Derby City Centre and situated to the east of the A6 with long term development potential.

Situation & Location

The land is accessed directly from Bridle Gate Lane off the Alvaston Bypass, east of the A6. The land is located approximately 5 miles southeast of Derby city centre, 15 miles West of Nottingham city centre, 38 miles west from Newark and 60 miles southwest of Lincoln.

Planning

The vendors will not accept any offers on a subject to planning basis. Prospective buyers must make their own enquiries before making an offer.

The land is immediately adjacent to the developed footprint of Derby. The land is classified as "Green Wedge" under policy CP18 of the Derby City Local Plan.

In the selling agent's opinion, the site is immediately adjacent to the A6 Alvaston Bypass and although currently classified as "Green Wedge" Land, some of the land holds future development potential.



Will Barker
& Co



Ownership & Tenure

The Freehold Title to the land is owned by a private Pension Scheme which is being dissolved and hence it is offered For Sale without an uplift or overage clause. The Land is let on a Farm Business Tenancy to an associated company, who have confirmed they will surrender their tenancy to give the landlords the benefit of Vacant Possession.

The land is registered with HM Land Registry as titles DY199635, DY346658 & DY199634.

Wayleaves, Easements & Rights of Way

The land is sold subject to and with the benefit of all existing rights including Rights of Way either public or private, Light Support, Drainage, Water and Electricity supplies and all other rights, easements, quasi agreements, and all wayleaves, whether referred to or not in these particulars.

There Is a public footpath that runs through the southeastern, and eastern most boundaries of the land.

Method of Sale

The freehold interest to the property is being offered for sale by Private Treaty.

Plans, Areas & Boundaries

The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed. The successful purchaser will be deemed to have full knowledge of all boundaries.

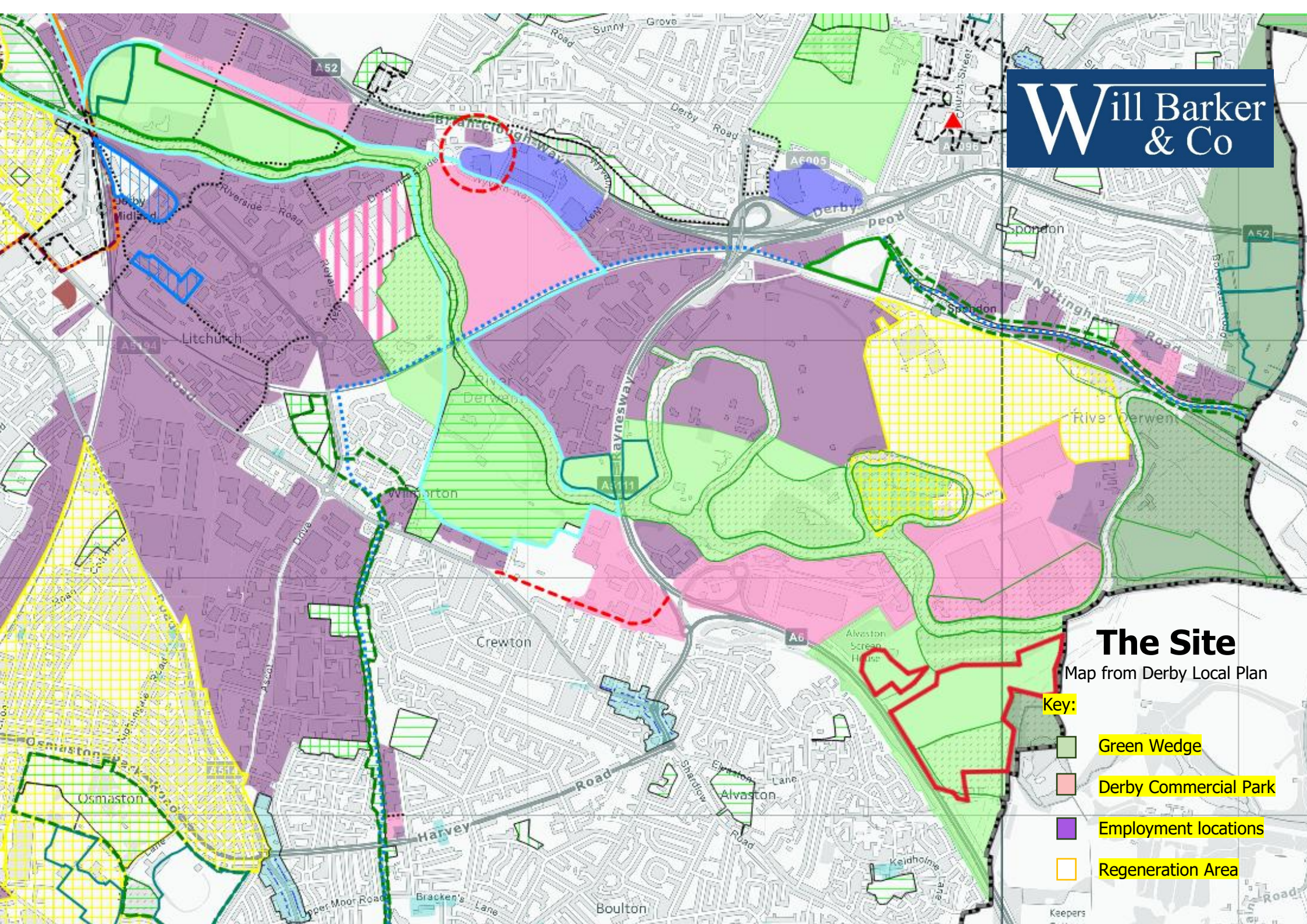
Viewings

Prospective purchasers wishing to view the land should make an appointment through Will Barker & Co. We ask you to be as vigilant as possible when inspecting the land, for your own safety and do so at your own risk.







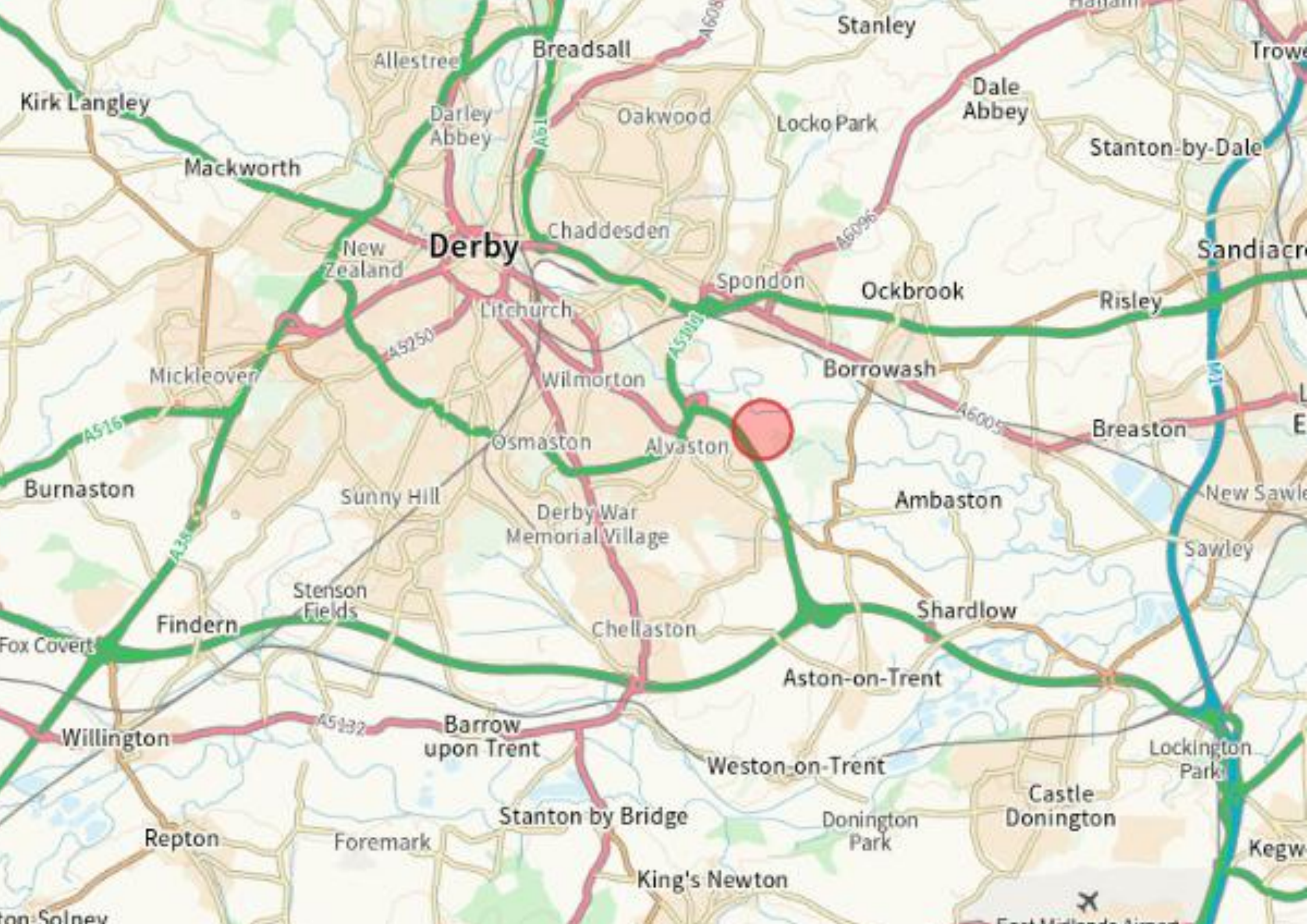


The Site

Map from Derby Local Plan

Key:

- Green Wedge
- Derby Commercial Park
- Employment locations
- Regeneration Area



**24.18ha (59.75 Acres) Of Land, Located On
The Urban Fringe, Bridle Gate Lane, Alvaston**
Best & Final Offers to be received
by 12 noon on Wednesday 28th October 2026

Terms and Conditions:

1. Offers must be submitted in writing to Will Barker & Co. The offer must be submitted in writing, either by post or by email, by 12 noon on Wednesday 28th October 2026.
2. Postal offer letters should be sent to: Will Barker & Co, 12 The Point, Lions Way, Sleaford, Lincolnshire, NG34 8GG. If the offeror wishes for us to confirm safe receipt of their offer, they must write their telephone number on the rear of their envelope.
3. Envelopes must be sealed and clearly marked "**Alvaston, Derby Offer**" in the top left-hand corner. Envelopes not marked are liable to be opened with the normal office post before the offer deadline.
4. Emailed offers should be sent to Isabel Read imr@willbarker.co.uk only. They will then be printed and put into a sealed envelope.
5. The offeror should confirm that the necessary funds are available to complete on the purchase at the level of their offer. They should also indicate if the offer to purchase the property is subject to the successful sale of another property.
6. The offer should be made for a fixed sum in pounds sterling, and we suggest that any offer is made for an odd figure to reduce the possibility of identical offers being received. No offers should be made by reference to any other offer, i.e. escalating bids.
7. Please give the full name(s), address and landline telephone number of the prospective purchaser(s), together with the contact's name, company name, address and telephone number of the solicitor who will act on behalf of the purchaser(s).
8. The offeror(s) will be notified in writing whether or not their offer has been accepted within five working days.
9. The vendor reserves the right not to accept the highest, or indeed, any offer.



BEST & FINAL OFFER FORM

Subject to Contact

To reach the offices of Will Barker & Co at 12 The Point, Lions Way, Sleaford, Lincs, NG34 8GG
by Wednesday 28th October no later than 12.00 noon.

I/We do hereby offer the Sum of £.....as the purchase price

(In words)

24.18ha (59.75 Acres) Of Land, Located On The Urban Fringe, Bridle Gate Lane, Alvaston
as set out in these sales details.

The purchase will be funded by

Full Name(s) of purchaser(s)

.....

Address.....

.....

Telephone:..... Email:.....

Signed..... Print Name.....

Offers should be submitted on or before the Offer Date in envelope marked **Alvaston, Derby Offer** and posted to the agents address: Will Barker & Co, 12 The Point, Lions Way, Sleaford. Lincs, NG34 8GG or emailed to imr@willbarker.co.uk

1. It is recommended that offers should not be for a level sum to prevent the possibility of identical offers being received.
2. Offers should not be made by reference to any other bid.
3. Offerors will be notified in writing of their success or otherwise within 5 working days of the Tender Date.
4. The vendor reserves the right not to accept the highest or indeed any offer.
5. Should the offeror require acknowledgement of the offer then add your own reference and telephone number to the envelope.