



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

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£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.

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.





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.





A6

Wesfield Road

Wesfield Close

and
rch

Sandalwood

Brankome Avenue
Castleton Court

Wesfield Close

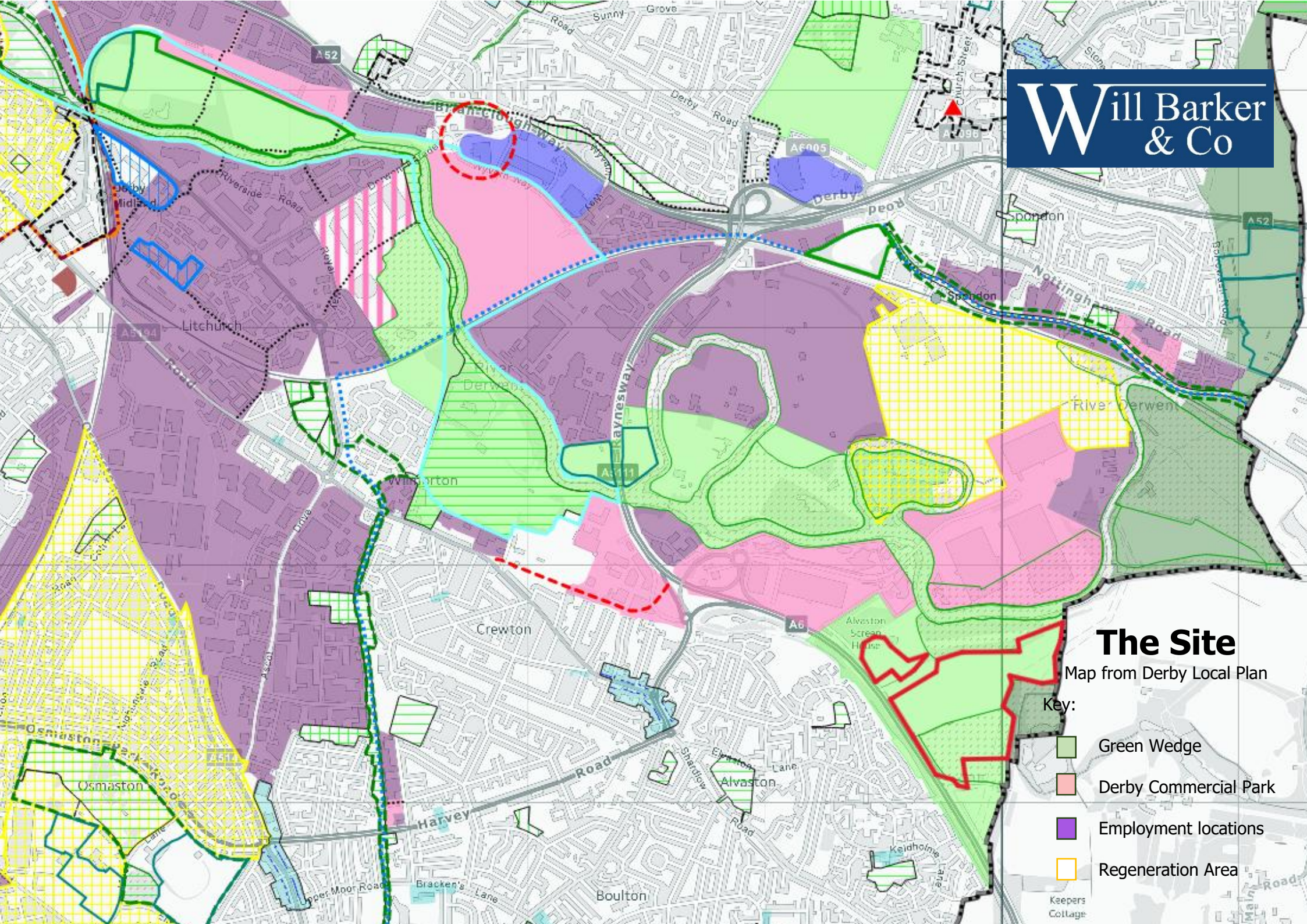
Caroline Close
Caroline Close

Bridlegate Lane

Stocker Avenue

Will Barker
& Co





The Site

Map from Derby Local Plan

Key:

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

Keepers
Collage

