

FOR SALE

Residential Development Land

(subject to planning)

Holbrook Road, Belper, Derbyshire, DE56 9HN



- Elevated parcel of potential development land extending to 2.46 Acres (0.995 Hectares).
- Convenient location within walking distance of town centre and with far reaching rural views over the Derwent Valley.
- Offers invited on a conditional basis subject to planning permission for residential development.

**01332
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Location

Belper is a popular market Town situated within the Amber Valley region of Derbyshire. The main arterial route running through the town is the A6, which connects the City of Derby some eight miles to the south, with the towns of Matlock and Bakewell to the North.

The town has a resident population of approximately 20,000 persons and is within easy commuting distance of Derby whilst being a short drive from the Peak National Park.

Belper is situated alongside the Derwent Valley World Heritage Site and is surrounded by attractive countryside. The town's retail high street is particularly renowned, Belper being voted Best Market Town in the UK 2014/2015.

Description

The property comprises an elevated parcel of land with good frontage to Holbrook Road, extending to approximately 2.46 acres in size.



The land is considered to be suitable for residential development, and whilst the level falls away to the rear it is envisaged that the current topography provides potential for a scheme of development that will maximise the aspect and far reaching views to the south and west.



Consulting Highway Engineers have previously undertaken a speed survey and initial site appraisal that concluded that it is possible to provide a satisfactory site access in highway terms.

Services

It is believed that all mains services are available for connection into the site from Holbrook Road.

Disposal Terms

Offers in the region of £1,250,000 are invited for the freehold interest in the land with vacant possession. Consideration will be given to offers submitted on either a conditional (subject to planning) or unconditional basis.

Viewing

Viewing is available by open site inspection.

Legal Costs

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

VAT

The position with regards to VAT will be confirmed.



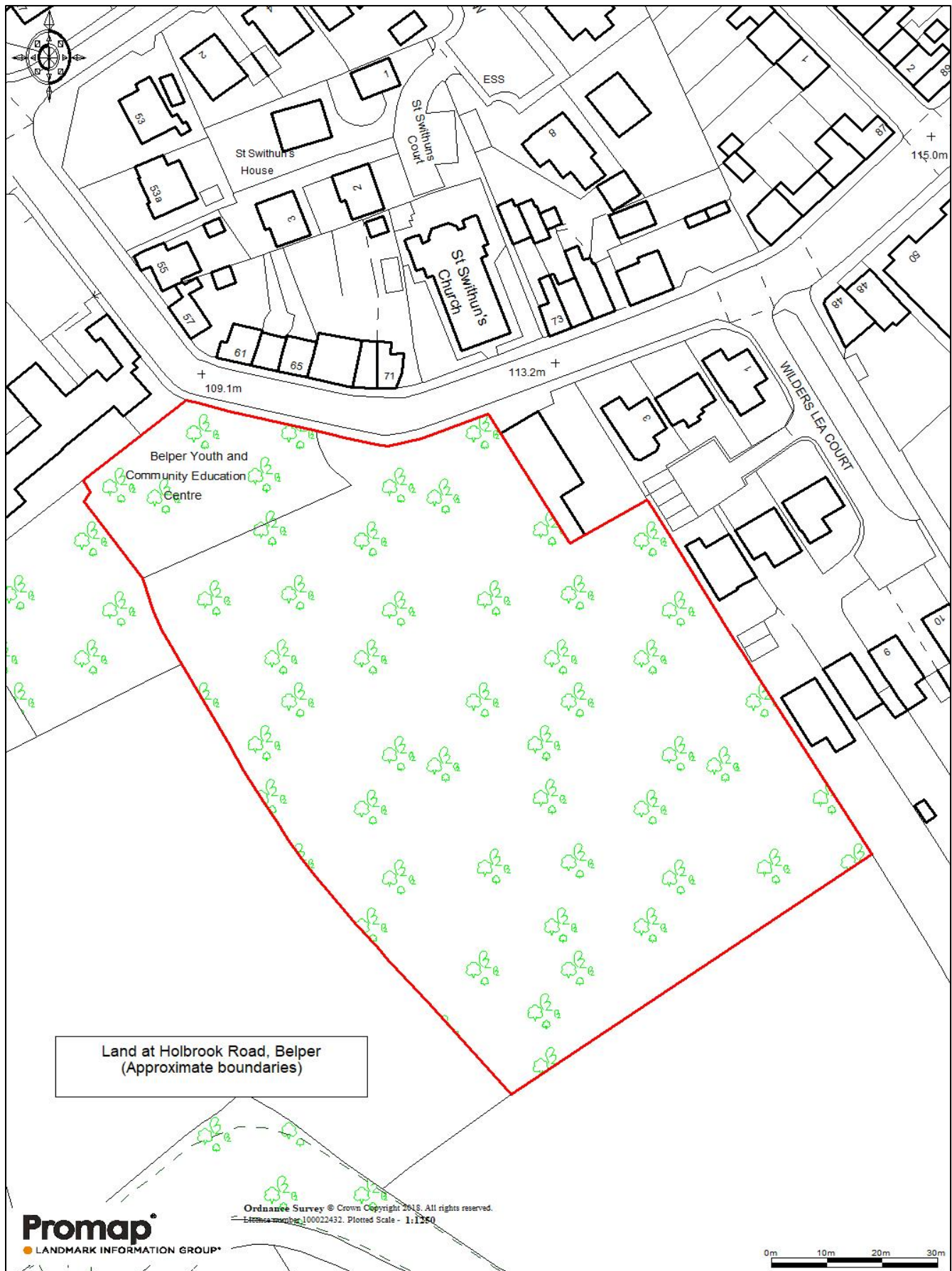
Further information

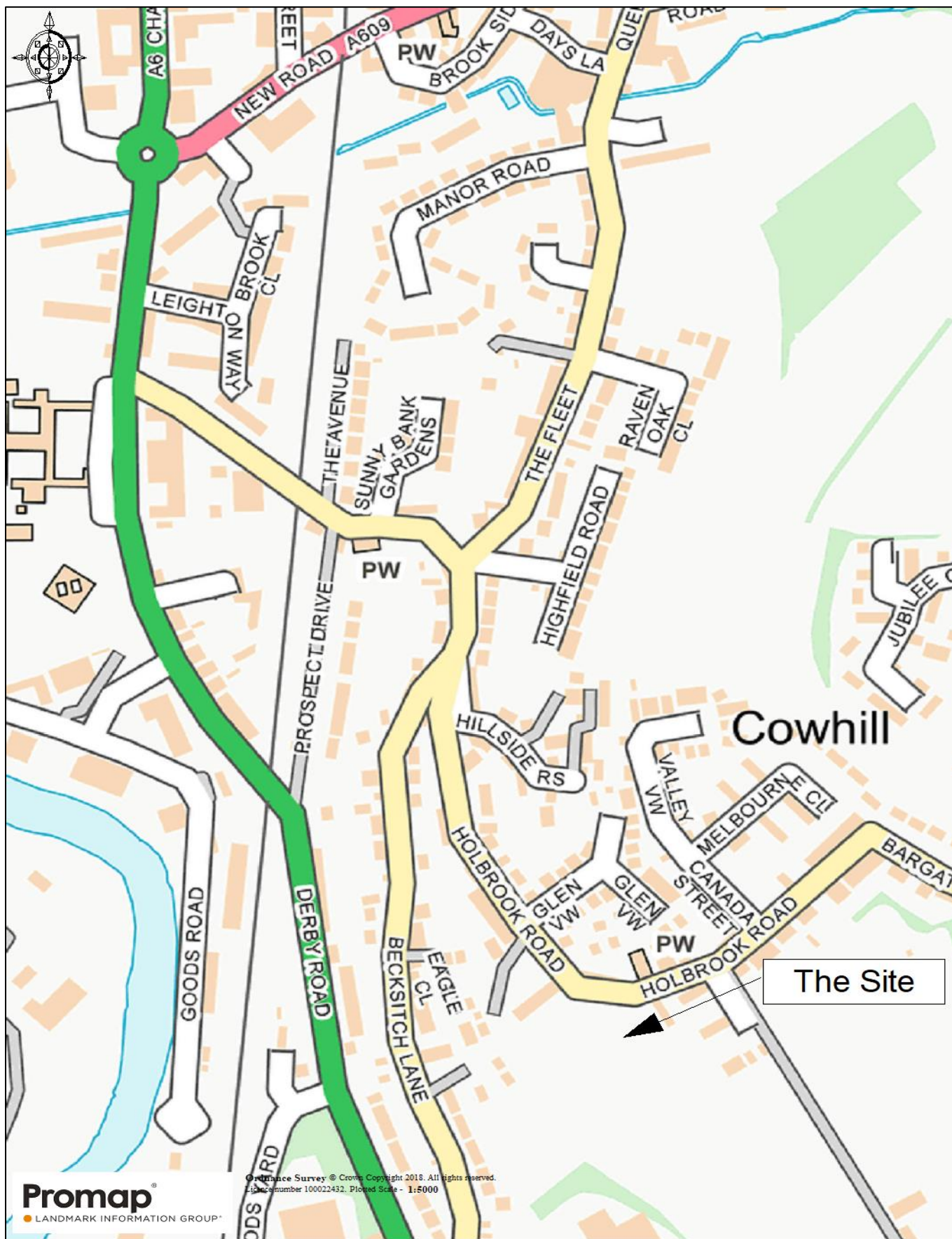
Further information is available upon enquiry to the sole agent:

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