



Former Duffield Service Station, New Zealand Lane, Duffield, Belper, Derbyshire, DE56 4BZ

Valuable refurbishment/redevelopment opportunity, located within the heart of the desirable village of Duffield

Prominent corner position, at the junction with Hall Farm Road, and extending to 0.27 acres/0.10 hectares, or thereabouts

Suitable for residential, retail, commercial, or mixed use, subject to obtaining the necessary planning consents

Available freehold, with vacant possession

OFFERS INVITED IN THE REGION OF £600,000 (six hundred thousand pounds)

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LOCATION

The property is situated off New Zealand Lane, at its junction with Hall Farm Road, within Duffield, Belper, Derbyshire. Duffield is a high-worth village, located approximately five-miles to the north of the city of Derby, and is a popular residential settlement, with a range of local amenities to include good primary and secondary schools.

The site is situated in a mixed use trading location, with a small neighbourhood shopping parade immediately to the south of the property, and residential properties to the north and west.

DESCRIPTION

The property comprises a former petrol filling station, together with vehicle repair workshop, retail sales kiosk, office, storage, and ancillary space. The principal building is likely to have been constructed in the late-1960's/early-1970's of a concrete frame with brick infills, under a flat felted roof.



The workshop has the benefit of concrete floor, sliding timber doors to the front, suspended ceiling to part, and fluorescent strip lighting. The workshop has two bays, and also incorporates a small WC and kitchen area. There is a canopy over the fuel filling area, and the site has access points from both Hall Farm Road and New Zealand Lane.

FLOOR/SITE AREAS

The property has a gross internal area (GIA) of circa. 1,036 sq. ft./96.24 sqm., on a site of 0.247 acres/0.10 hectares, or thereabouts.

SERVICES

Mains electricity, water, and drainage are believed to be connected to the site. No tests have been undertaken, and no warranties are given or implied.

PLANNING

The site has been used as a petrol filling station, and workshop with ancillary space, for a number of years. It is our opinion that the site is suitable for redevelopment for alternative uses, and

these may include; residential, commercial, retail, or mixed use. We would recommend any interested parties make their own planning enquiries with the local planning officer at Amber Valley Borough Council.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Given the site is likely to be redeveloped/extensively refurbished, we do not believe an EPC is required.

TENURE

The property is held freehold, and will be available with vacant possession upon completion.

GUIDE PRICE

Offers are invited in the region of £600,000 (six hundred thousand pounds).

VIEWINGS

Strictly by prior appointment with the sole agents: - Gadsby Nichols

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

SUBJECT TO CONTRACT

