



FORMER ASTERDALE LEISURE CENTRE, Borrowash Road, Spondon, Derby DE21 7PH

- ▶ **RARE FREEHOLD OPPORTUNITY**
- ▶ **17.86 ACRES (7.23 HECTARES)**
- ▶ **POTENTIAL FOR REDEVELOPMENT OF 4.8 ACRES**
- ▶ **FORMERLY CONSENTED FOR OFFICE DEVELOPMENT**
- ▶ **EXCELLENT ACCESS TO A6005 AND A52**
- ▶ **10 MINUTES FROM DERBY CITY CENTRE**



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LOCATION

The site is located at the southern end of Borrowwash Lane close to the junction with the A6005, which provides directly links to the A52 (1 mile) and Nottingham (13 miles)

Spondon is a popular residential suburb of Derby with the surrounding area being a mix of residential, commercial and open countryside. The city centre is approximately 4 miles to the west.

The site falls within the Derby and Nottingham Green Belt.

DESCRIPTION

The former Asterdale Leisure Club and playing fields sits on a overall site of approximately 17.86 Acres (7.23 hectares), which is access via a driveway off Borrowwash Road and comprises the following areas:-

Area Shaded Blue – 2.031 acres (0.821 hectares) – the site abuts Borrowwash Road and is a cleared site

Area Shaded Red – 2.806 acres (1.135 hectares) – this includes the former Asterdale Club which comprises a two storey brick building with single storey additions, along with large car park and surrounding land. The building has been vacant for some years and is now vacant

Remaining Area – 13.023 acres (5.27 hectares) – which comprises playing fields

The property is held under two titles as detailed on the attached plan.

PLANNING

Planning was previously granted in June 2015 under application number 05/13/00572 for the Demolition of Leisure Centre, Erection of Offices, Erection of Changing Rooms and Alterations to Access and Car Parking, Formation of Vehicular Access and Formation of Associated Servicing and Landscaping.

There is the potential for residential development of the areas edged Blue and Red which total approximately 4.837 acres (1.957 hectares), with the potential to extend this area.

SERVICES

Mains services are connected to the site.

PROPOSAL

The site is being offered for sale as a whole with vacant possession.

Unconditional offers are invited in the region of £2 million.

VAT

We understand that VAT is not applicable on the sale price.

LEGAL COSTS

Each party will be responsible for their own legal cost incurred in relation to this transaction.

EPC

An EPC is not applicable

VIEWING

By prior arrangement with the selling agents.

ANIT-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulation, two forms of ID and confirmation of the source of funding will be required from the successful purchaser prior to the offering being accepted.

FOR SALE





