

POTENTIAL REDEVELOPMENT OPPORTUNITY - Uttoxeter Old Road, Derby DE1 1NH



- ▶ **Planning consent secured for 89 unit apartment scheme**
- ▶ **Unique freehold opportunity**
- ▶ **Overall site area 0.93 acres**
- ▶ **Three office buildings totalling 21,207 sq ft (1,970 sq m)**
- ▶ **Situated within the University Quarter**



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Location

The site is situated to the west of the city centre on Uttoxeter Old Road, a predominantly residential location on the edge of the University Quarter. The nearby location comprises a mix of office, residential and student accommodation uses.

Description

The site extends to an overall area of 0.93 acres (0.377 ha) and comprises the following:-

Field House – 5,700 sq ft (529.53 sq m)

Substantial Victorian office building fronting onto Uttoxeter Old Road.

The Cottage – 2,125 sq ft (197.41 sq m)

Two-storey Victorian office/storage building on Uttoxeter Old Road

Main Office Building – 13,382 sq ft (1,243.19 sq m)

Modern three-storey brick built property comprising a mix of ground floor workshop/storage accommodation with upper floor office space – accessed to the rear off Stepping Close

Externally there is car parking for approximately 64 cars

Planning

Outline planning was granted on the 26th April 2024 under application 22.00342/OUT for the Demolition of three office buildings and residential development (up to 89 apartments).

Indicative plans provide for the following:-

1 bed units x 40

2 bed units x 49

Total Car Parking Spaces x 38

Full details an indicative plans are available on request or via Derby City online planning register.

Tenure

The property is to be sold freehold with vacant possession

Price

Freehold price on application

VAT

We understand VAT will be payable on the purchase price.

Legal Costs

Each party to bear their own legal costs incurred.

EPC

EPC's will be provided if required.

Anti-Money Laundering Policy

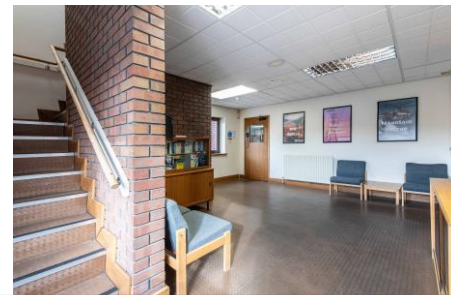
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser



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Indicative ground floor plan



Key

- 1 Bed - Type A1
- 1 Bed - Type A2
- 1 Bed - Type A3
- 2 Bed - Type A1
- 2 Bed - Type A2
- 2 Bed - Type A3
- 2 Bed - Type A4
- 2 Bed - Type A5

Unit Schedule		
Zone Name	Area	Quantity
1 Bed - Type A1	41m2	32
1 Bed - Type A2	48m2	4
1 Bed - Type A3	41m2	4
2 Bed - Type A1	61m2	37
2 Bed - Type A2	90m2	4
2 Bed - Type A3	61m2	4
2 Bed - Type A4	68m2	3
2 Bed - Type A5	61m2	1
		89
1 Bed Units	Total	40
2 Bed Units	Total	49

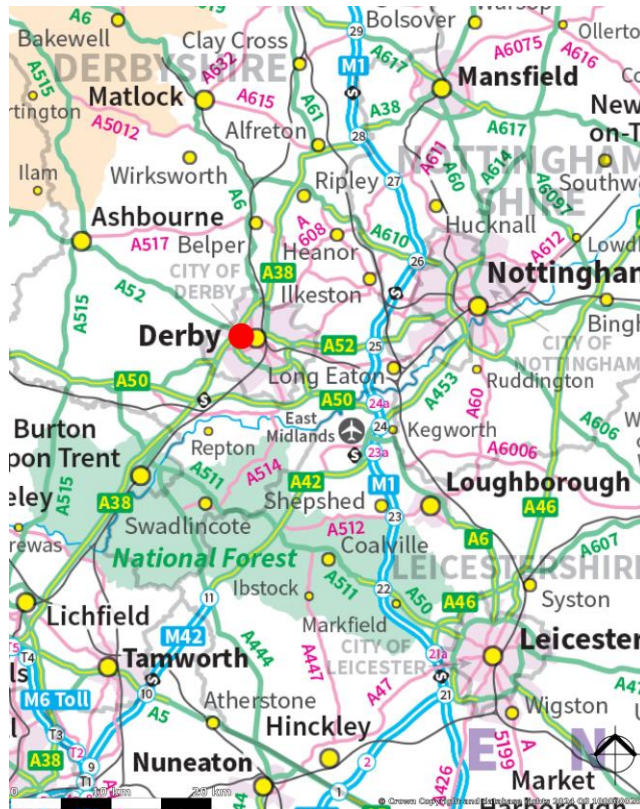
Parking	
Standard Parking Spaces	43
Disabled Parking Spaces	3
Total Parking Spaces	46
Total Covered Cycle Spaces	38



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Distances in miles to:-

- Nottingham – 15 m
- Leicester – 31 m
- Birmingham – 47 m
- East Midlands Airport – 14 m
- M1 J24 – 14 m
- M1 J24 – 9 m

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