




*Residential
Development Site*



A Stunning Residential Opportunity

**Coppice Lake, Shipley Park,
Derbyshire**

**A 22 Acre Site adjacent to the 700 acre
Shipley Country Park & Cricket Club**

Price: £1,250,000

Planning for Super Home

Would Suit 4 Executive Homes

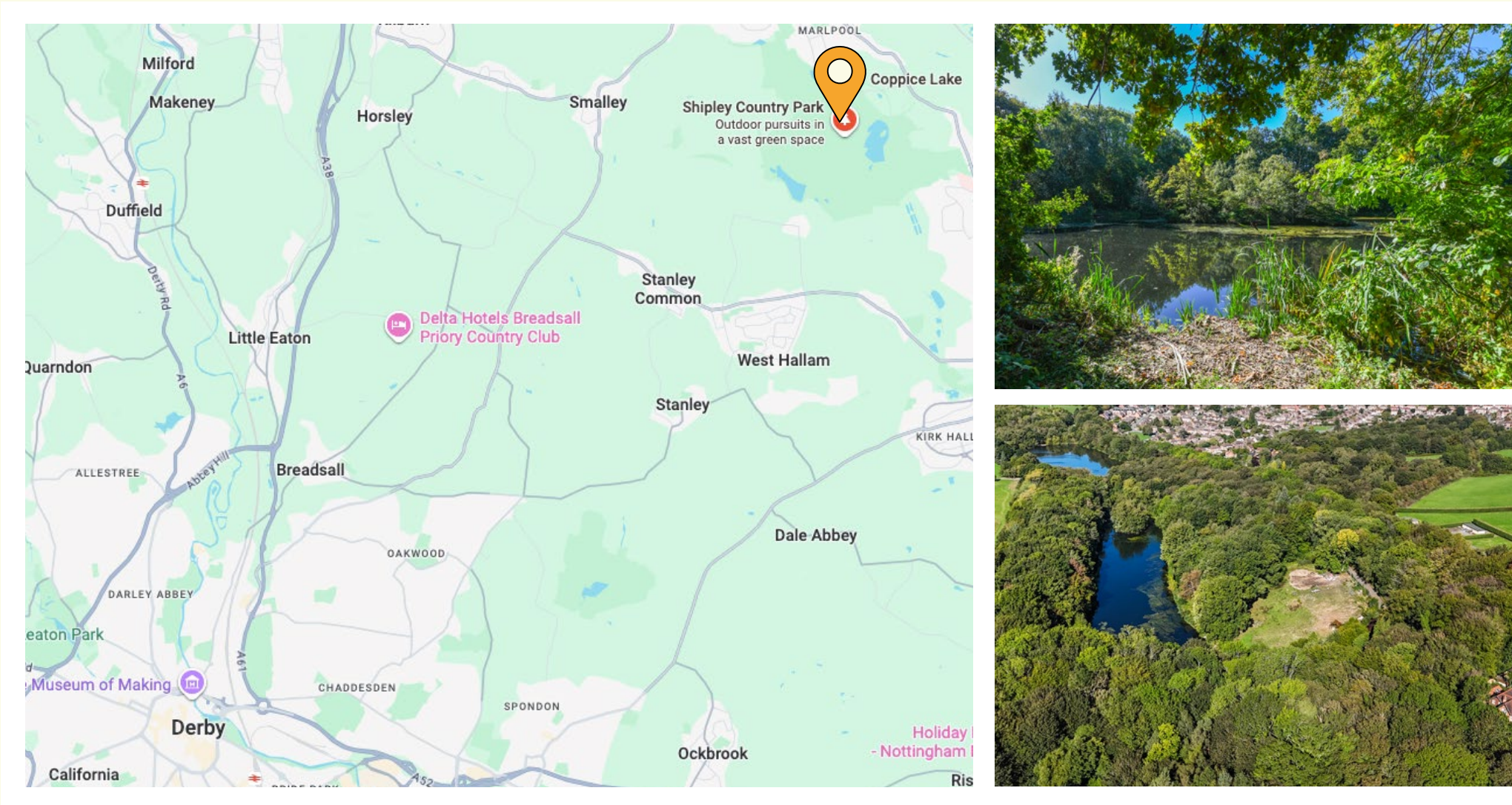
Shipley Park

We have been instructed to market this stunning and unique 22 acre site in the Shipley Conservation Area adjacent to the 700 acre Shipley Country Park and Shipley Hall Cricket Club.

The Location

Shipley is located between Ilkeston and Heanor and provides relatively easy access to Nottingham and Derby and the M1 (J25).

The site 22 acre has its own Lake with 2 Islands and develop-able land of circa 1.5 acres with all buildings now demolished and cleared.



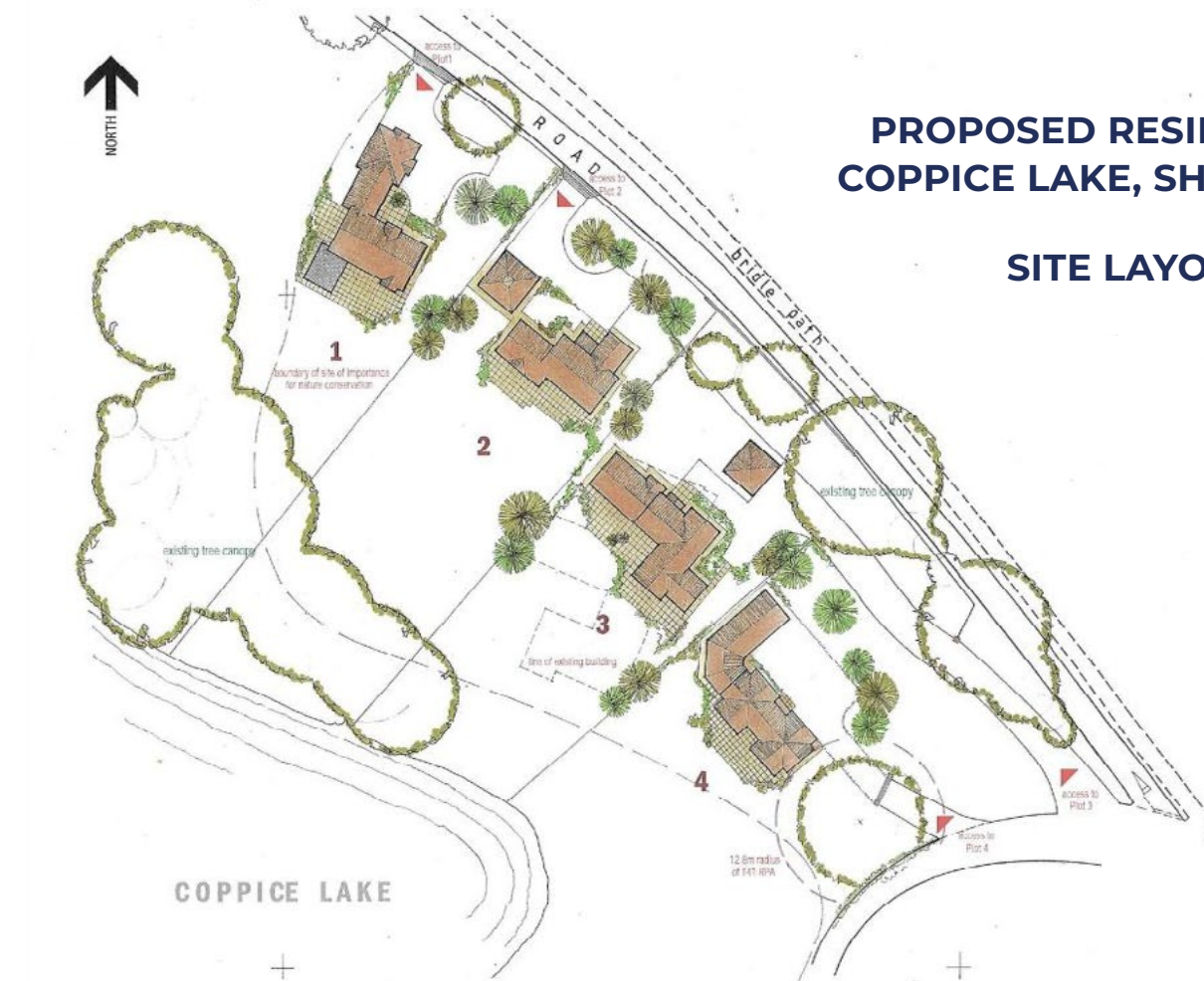
Uses

The previous uses of the site was a Business Centre, whilst our client sought a planning consent for a substantial grand 4 storey House of circa 25,305 sq ft (2,351m²) and a 22 Car Garage overlooking the Lake together with a second house to the rear - total size 25,000 sqft.

The site alternatively could provide for 4 substantial 6-bed executive homes on the banks of the lake. The site will also be ideal for a private school, hospital or care home.



Seeking planning consent for a substantial grand 4 storey House of circa 25,305 sq ft.



PROPOSED RESIDENTIAL DEVELOPMENT COPPICE LAKE, SHIPLEY PARK, DERBYSHIRE

SITE LAYOUT - SCALE: 1/500

Prior to this the site had an outline consent for 4 Executive houses on the banks of the Lake.



Pricing

Our clients are looking to achieve a price in excess £1,250,000 for the site and will accept offers Subject to Planning.



11 Miles

To Derby City Centre



14.5 miles

Trent Bridge Cricket Ground
Nottingham Forest City Ground
Notts County Meadow Lane



27 Minutes by car

Derby Train Station



30 Minutes car to
32 Minutes by car to

QMC Hospital
Royal Derby Hospital



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