

LAND MARK STREET

Sandiacre, NG10 5AD



KEY FEATURES

- Price: £1,100,000 Guide price
- 1.07 Acres (0.43 Hectares)
- Planning granted for 53 units for the over 55's
- 4 storey Block of 36,916 sq ft
- Adjacent Lidl
- Central position within Sandiacre
- Main road frontage
- Vendor can provide development access via their retained land rear of Lidl

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FOR SALE - LAND

LOCATION

Sandiacre is a popular town in the Erewash district of Derbyshire, located 5.5 miles east of Nottingham and 9.5 miles west of Derby.

The land at Mark Street, Sandiacre NG10 5AD occupies a prominent central position with road frontage onto Station Road (B5010), directly adjacent to Lidl and close to other amenities including Burger King.

The site benefits from excellent connectivity with M1 Junction 25 just 1.5 miles away. Ideal for residential or mixed-use development in a highly accessible location.

DESCRIPTION

Regular shaped site. Road frontage onto Station Road (B5010). Well positioned, next to Lidl. Planning granted for a 4 storey block providing 53 units (37 x 1 bed and 16 x 2 bed) units for the over 55's with a total Gross GIA of as follows 3429.6 sq m (36,916 sq ft):

EV1-1 18 x 1 bed units of 39.12 m sq
EV2-1 12 x 1 bed units of 42.92 m sq
EV3-1 04 x 1 bed units of 50.75 m sq
EV4-2 04 x 2 bed units of 61.12 m sq
EV5-2 08 x 2 bed units of 61.04 m sq
EV6-1 03 x 1 bed units of 56.99 m sq
EV7-2 04 x 2 bed units of 61.11 m sq

ACCOMMODATION

Areas quoted have been taken from architect drawings and should be checked.

FLOOR	Acres	Hectares
TOTAL	1.07	0.43

PLANNING

By way of a planning consent referenced 1025/0034 planning has been granted for the erection of 4-storey Building Containing 53 Flats for Persons Aged 55 and Over, Car Parking, Landscaping, Access off Station Road (including removal of one roadside pillar and section of railing), and other associated works.

SERVICES

It is understood mains services are available for connection in he road to site. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

TENURE

Site for sale with vacant possession.

PRICE

The premises is available to buy for £1,100,000 Guide price.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

VIEWING

Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

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PARTICULARS UPDATED

06-Jul-2026

NOTE

Plans, maps drawings are not to scale.

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Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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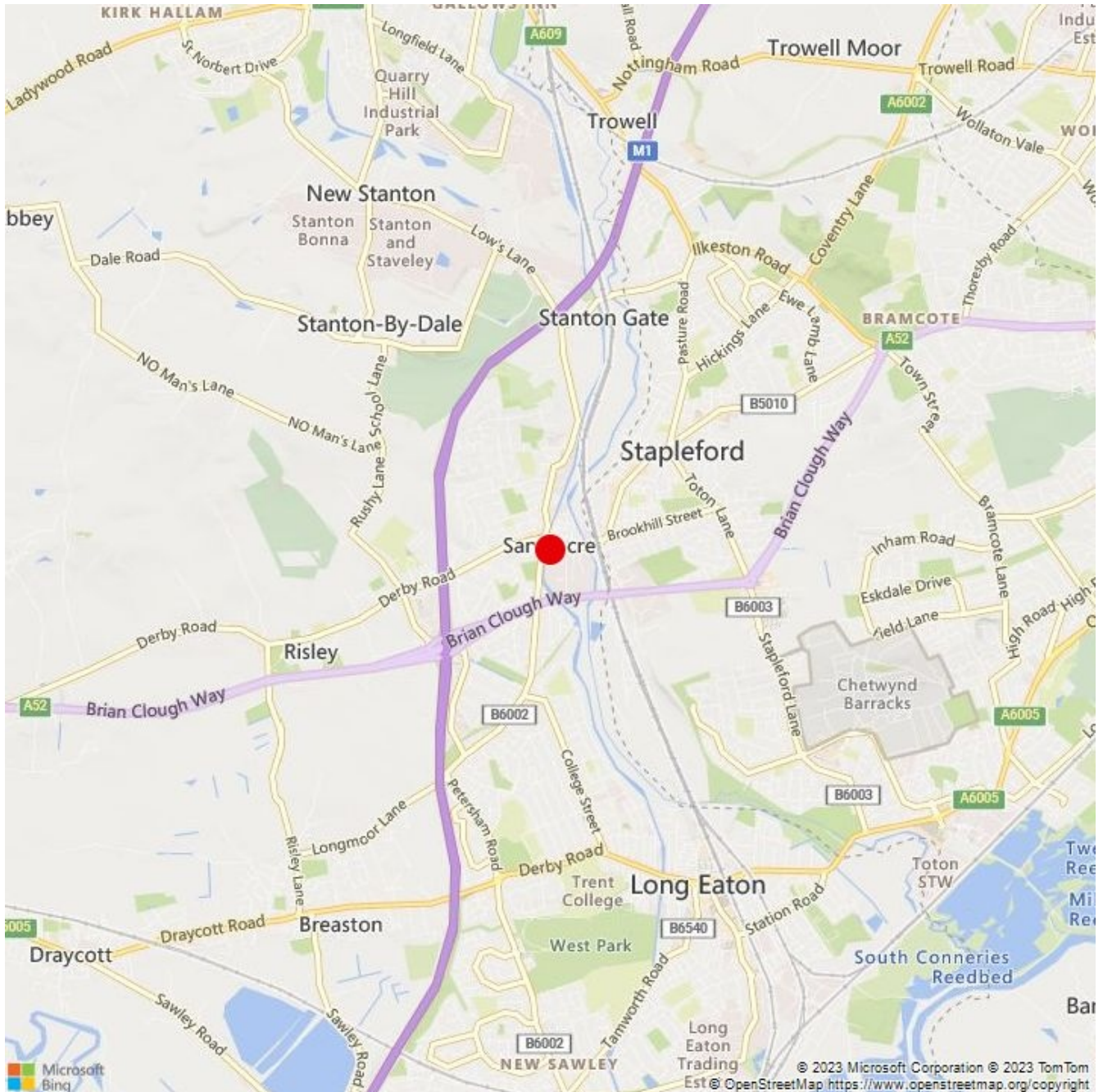
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3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

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