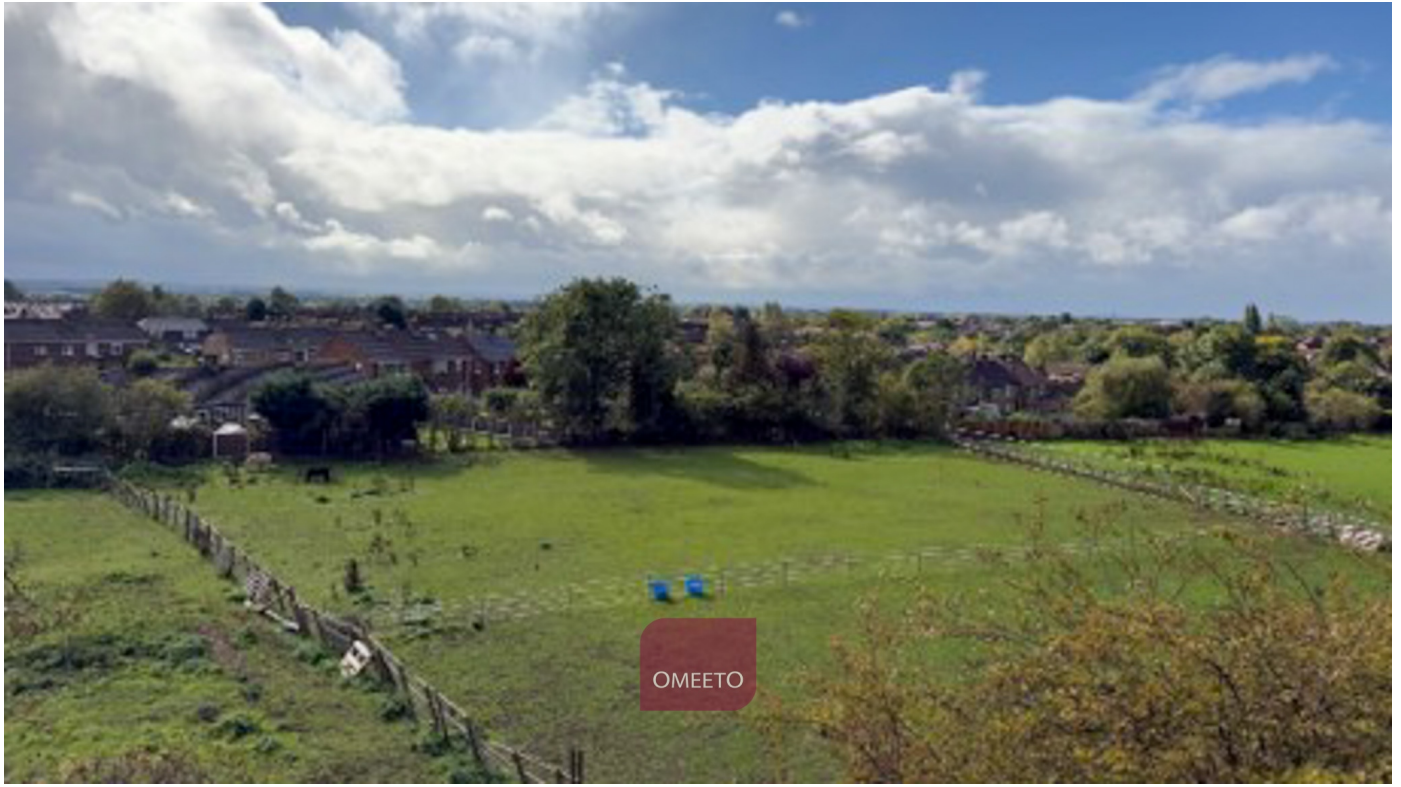


LAND, FOR SALE

LAND ON, COLE LANE

Borrowash, Derby, DE72 3GN



KEY FEATURES

- Price: £400,000 Guide price
- 4.57 Acres (1.85 Hectares)
- 4.57 acres of land
- Grey Belt potential
- A52 frontage with easy access to Derby
- Adjoining house available

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LOCATION

The land is located off Cole Lane at the edge of Borrowash, an established and popular village approximately 5 miles east of Derby city centre.

The land sits on the edge of Borrowash with Cole Lane to the east, Ockbrook to the west and the A52 Brian Clough Way to the north, providing direct access to Derby.

At the heart of Borrowash is the main shopping area, with occupiers including Co-op Food, Birds Bakery and BJ Wilson Pharmacy, together with a range of independent shops and businesses.

DESCRIPTION

DRAFT DETAILS The site extends to approximately 4.57 acres (excluding the house) and has been used for stabling and grazing for many years with access from Cole Lane. Mature trees and hedges line the boundaries, and a public footpath crosses the site, linking to the footbridge over the A52 (linking Derby & Nottingham).

The site is currently allocated as Green Belt under Policy GB1, as shown on the Council's policies map.

The adjoining three-bedroom house at 114 Cole Lane is available by separate negotiation, which may assist access.

ACCOMMODATION

The site area has been calculated from OS mapping.

FLOOR	Acres	Hectares
TOTAL	4.57	1.85

SERVICES

There are no services connected to the land. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

TENURE

Land for sale freehold.

PRICE

The premises is available to buy for £400,000 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

Roadside inspections are possible. Please contact us or visit www.omeeto.co.uk for full details and a virtual tour. 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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The OMEETO logo is a dark red rounded square with the word "OMEETO" in white, uppercase, sans-serif font.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

28-Oct-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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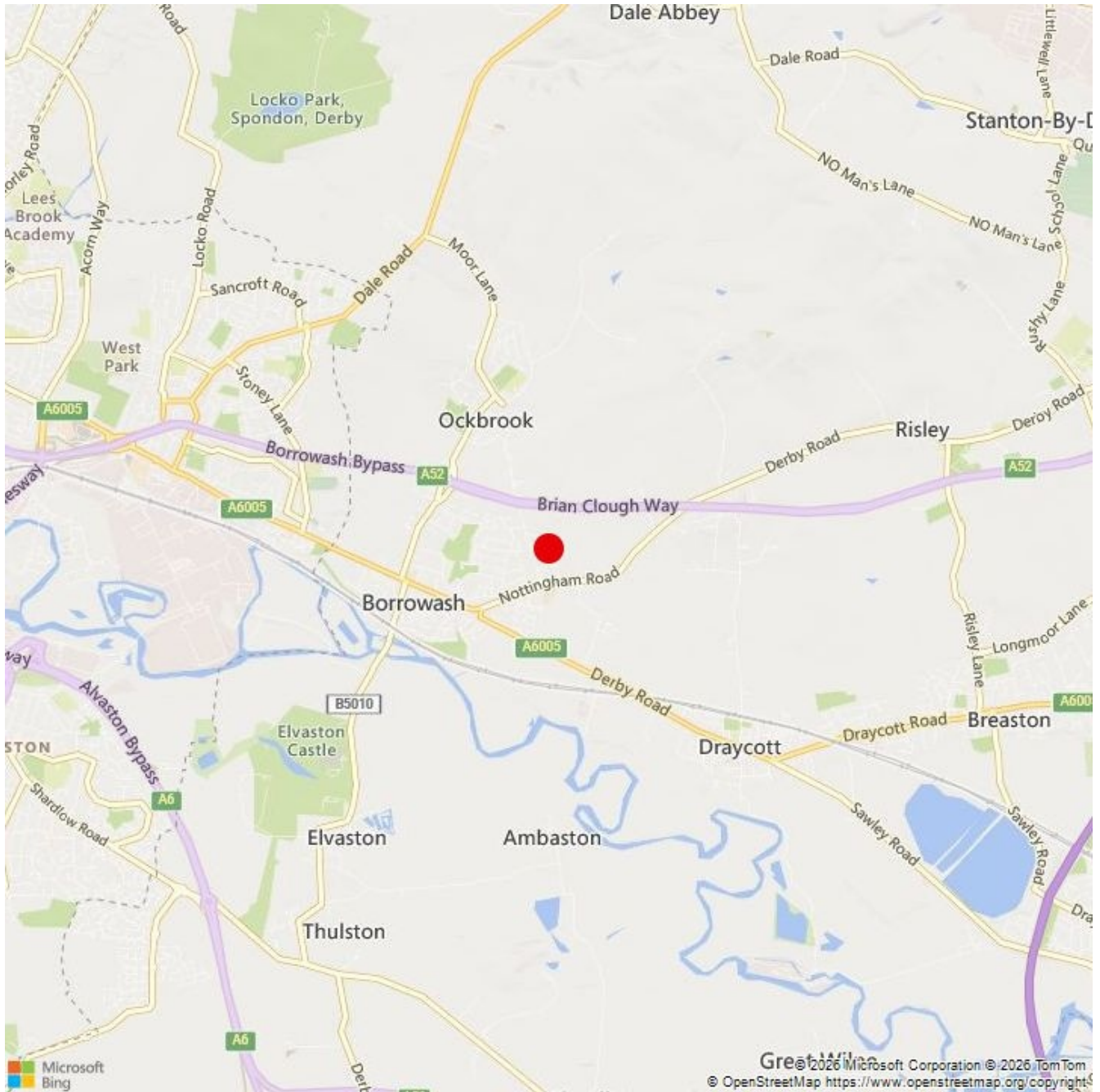
IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

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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