

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

· PROPERTY ·

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· PARTICULARS ·

FOR SALE

❖ DEVELOPMENT OPPORTUNITY ❖

❖ EXCELLENT 'A' ROAD FRONTAGE ❖

SITE AREA APPROX 0.21 HECTARES / 0.54 ACRES



DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING PERMISSION

VALUABLE CLOSE TO CITY CENTRE LOCATION

OSMASTON ROAD

DERBY

DE24 8NE

LOCATION

The land is located within an established commercial area with residential uses adjacent benefiting from a large and prominent frontage to the A514, Osmaston Road, which is a main arterial route to Derby City Centre and the Outer Ring Road, which are both located approximately 1 mile to the north. To the south the A514 provides access to the A50(T) Stoke/Derby link, which provides for quick and convenient access to the UK's main road network including the A38, A42, M1 (Junction 24 & 24A) and M6 motorways.

DESCRIPTION

The site extends to approximately 0.54 Acres / 0.21 Hectares and has a large and highly visible frontage (155 m, 508 ft) on to the A514, Osmaston Road with three separate points of vehicle access.

The site does provide for approximately 10,000 sq ft of redundant industrial/storage buildings and is considered an excellent development opportunity, subject to planning permission.

We are of the opinion that B1 office use, subject to planning and design, will be appropriate with a potential for up to 15,000 sq ft.

TENURE

Freehold with Vacant Possession.

PLANNING

We have assumed that the site has planning consent for its existing use within class B1 of the Town & Country Planning (Use Classes) Order of 1987.

The site is considered ideal for redevelopment subject to the necessary consents. Interested parties should make their own enquiries of Derby City Council's Planning Control Department, telephone 01332 293111

SERVICES

We understand that all main services are available to the site.

ASKING PRICE

Offers in excess of £625,000 are sought.

FURTHER INFORMATION

Please contact the Sole Agents:

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NG1 5HQ**

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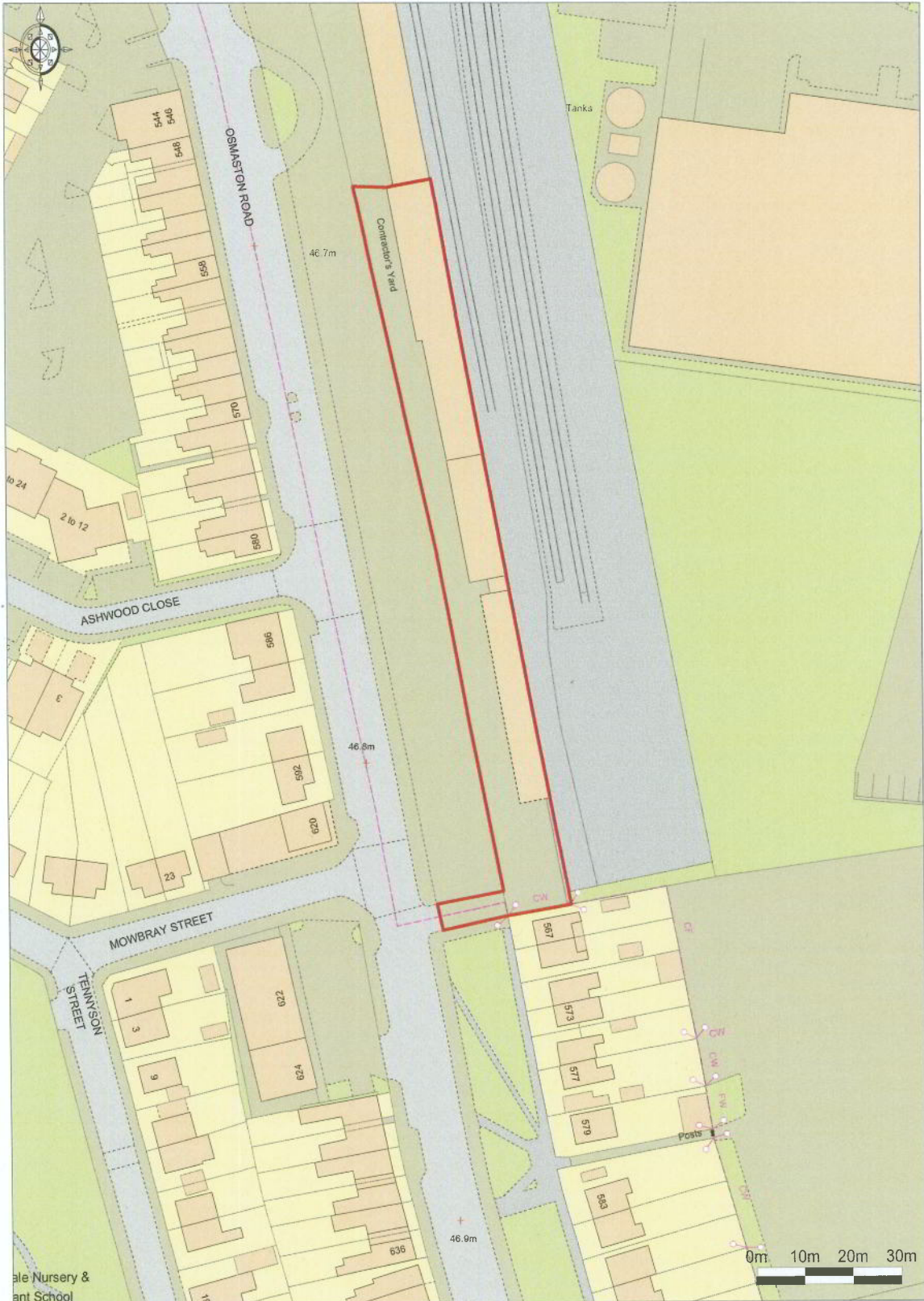
**ML/TGS/MAL/265
(Prepared on 27 January 2009)**

SUBJECT TO CONTRACT

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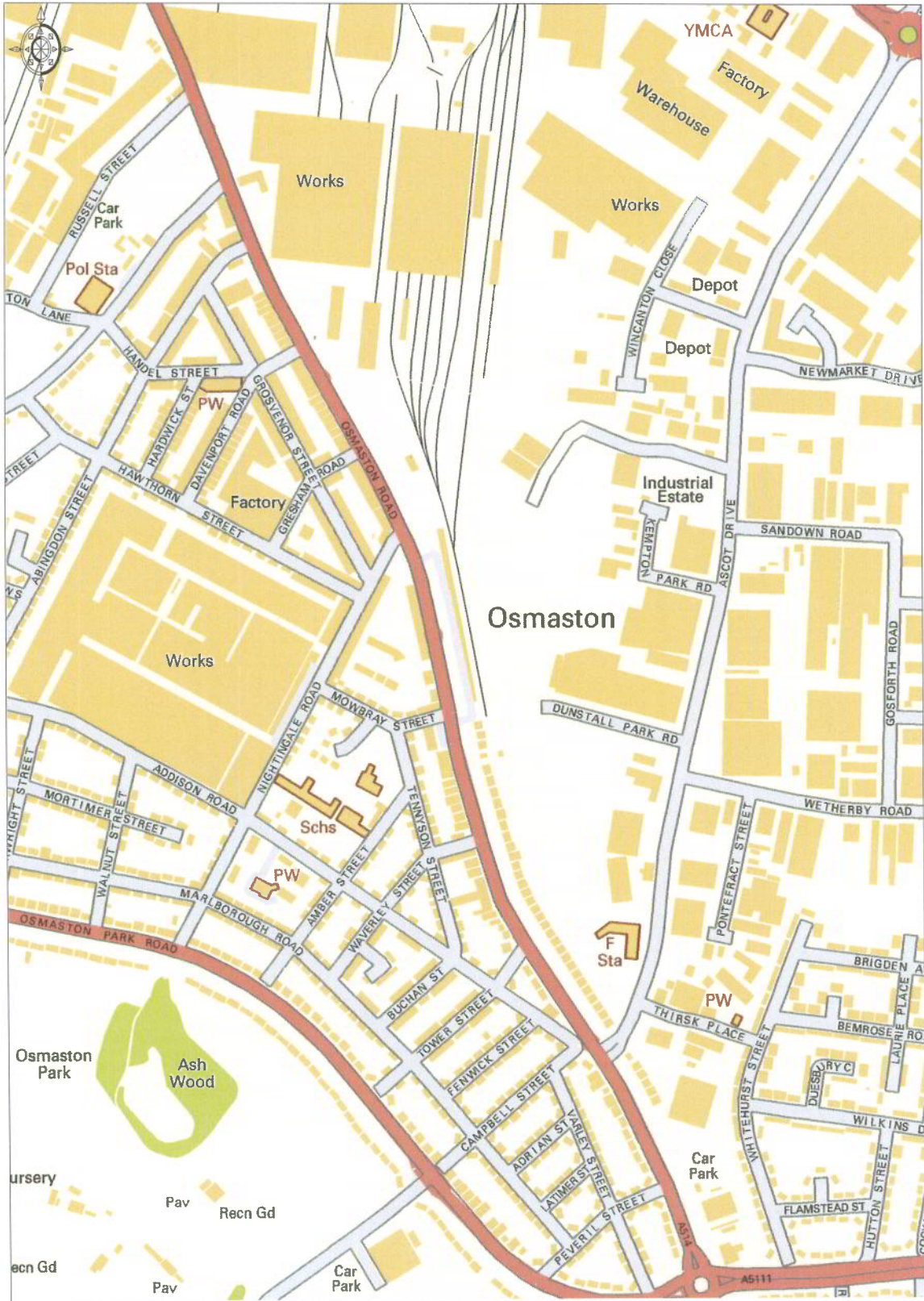
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Osmaston Road Derby

LOCATION PLAN

(showing the position of the subject property in relation to its immediate surrounding area)



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