

**South Derbyshire**

the perfect  
business  
environment

# Vacant Commercial Property Bulletin:

## SUMMER 2023

**SOUTH DERBYSHIRE DISTRICT COUNCIL**

### **South Derbyshire – Reasons to Invest**

- A central UK location close to Birmingham, Derby, Leicester and Nottingham
- Outstanding communication links – the A38, A50, M1 and M42
- A range of available commercial premises and land
- Close proximity to Birmingham International and East Midlands Airports
- Access to a skilled and economically active workforce
- A young and growing population, in both town and rural settlements
- A high quality of life - much of the area is within the National Forest
- Major employers, such as JCB, Nestlé and Toyota
- Local colleges and universities offering innovation, training and R&D services

### **Contact:**

Tel: +44 (0) 1283 595 755  
Fax: +44 (0) 1283 595 720  
Email: [business@southderbyshire.gov.uk](mailto:business@southderbyshire.gov.uk)  
Web: [www.destinationsouthderbyshire.co.uk](http://www.destinationsouthderbyshire.co.uk)

Economic Development and Growth  
South Derbyshire District Council  
Civic Way, Swadlincote  
Derbyshire DE11 0AH

### **Disclaimer**

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## Industrial / Warehouse Units

Property Reference: 24569

**Dovedale House,  
Bretby Business Park, Bretby,  
Burton-On-Trent, DE15 0YZ**  
15,422 SqFt  
Leasehold  
Available

**Salloway - B.o.t**  
01283 500030  
[burton@salloway.com](mailto:burton@salloway.com)

**Phil Randle**  
07970 239740  
[phil@salloway.com](mailto:phil@salloway.com)

Industrial warehouse unit comprising  
15,422 sqft.

Two loading doors 15m eaves height  
3 phase power.

6 dedicated car parking spaces with  
further spaces available on the Estate.

To be comprehensively refurbished.



Property Reference: 24348

**Duffield House, Bretby Business  
Park, Ashby Road, Burton On  
Trent, DE15 0YZ**  
10,428 SqFt  
Leasehold  
Available

**Salloway - B.o.t**  
01283 500030  
[burton@salloway.com](mailto:burton@salloway.com)

Industrial warehouse unit comprising  
10,428 sqft.

One loading door 12m eaves height  
3 phase power.

9 dedicated car parking spaces with  
further spaces available on the  
Estate.

To be comprehensively refurbished.



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**Property Reference: 23792**

**DVP 196, Dove Valley Park**  
**Park Avenue, Foston**  
**DE65 5BG**  
195,525 SqFt  
Leasehold  
Available

**Carter Jonas**  
**Nick Waddington**  
0121 285 9470  
07912 770618  
nick.waddington@carterjonas.co.uk

General industrial/storage/distribution unit.

Dove Valley Park is a major 200 acre industrial/distribution development. Current occupiers include JCB, GXO, Futaba Industrial and Truma.

Brand new modern unit with 19 docks, service yard - 166 car, 34 HGV and 18 EV charging parking spaces. EPC A.

195,525 sqft (18,164.9 sqm).

Warehouse: 187,075 sqft  
GF Office: 3,587 sqft  
FF Office: 4,815 sqft  
Gatehouse: 201 sqft



**Property Reference: 23126**

**Drakelow Business Park**  
**Walton Road, Drakelow**  
**DE15 9UA**  
From 0.50 to 1.50 acres  
£25,000 Per Acre Per Annum

Leasehold  
Available

**Fisher Hargreaves**  
**Proctor**  
01332 343 222  
mail@fhp.co.uk

**Corbin Archer**  
07929 716 330  
corbin.archer@fhp.co.uk

**Darran Severn**  
07917 460 031  
darran@fhp.co.uk

To Let – Buildings and secure hard standing land suitable for storage, parking or other uses.

From 0.50 to 1.50 acres.

Current availability includes:

Block 1.8 – 1658 SqFt - £8,041 Per Annum  
Block 1.9 – 3239 SqFt - £15,385 Per Annum  
Block 1.1 - 3858 SqFt - £18,325 Per Annum  
Block 1.3 - 12,742 SqFt - £57,339 Per Annum  
Block 1.4 – 223 SqFt - £10,814 Per Annum  
Block 1.6 – 4844 SqFt - £23,009 Per Annum  
Block 3.2 – 3092 SqFt - £133,116 Per Annum  
Block 3.1 – 12185 SqFt - £57,879 Per Annum

£25,000 per acre per annum.

24 hour on-site security.  
Quick occupation – immediately available.  
Flexible terms offered.  
Reference No: 9698.



**Property Reference: 24491**

**UNIT 1 GUNBY LEA FARM**  
**LULLINGTON ROAD**  
**NETHERSEAL, SWADLINCOTE**  
**DE12 8BE**  
108.61 SqFt – 4,837.77 SqFt  
Leasehold £27,500 per annum  
Available

**Rushton Hickman Ltd**  
01283 517747  
property@rushtonhickman.com

Taylor Millington  
01283 387685  
taylor.millington@rushtonhickman.com

Gunby Lea Farm is an estate located 4 miles south west of Swadlincote east and 8 miles south of Burton upon Trent.

Size: 4,837.77 SqFt

Leasehold: £27,500 per annum



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**Property Reference: 21510**

**Unit 6, Grassy Court, Derby Road, Mickleover, DE3 0BX**  
2,669 SqFt  
Leasehold £14,000  
Available

**David Brown Commercial**  
01332 200232  
info@davidbrownproperty.com

Showroom/Workshop Unit.

Total Gross Internal Area of 250.9 sqm (2,699 sqft).

Industrial/showroom unit with first floor mezzanine offices.

On site car parking.

Price: £14,000 P.AX.



**Property Reference: 22551**

20 industrial units in a range of sizes from 900 sqft to 7,500 sqft and 17 secure compounds ranging from 2,000 sqft to 75,000 sqft.

Outside storage areas feature 2.4m palisade triple pointed fencing, 6m access gates and road scalplings for a hard surface. High security anti-ram barriers.

Managed site with CCTV and security gates. Management on site 24 hours a day, 365 days of the year.

Current Availability:

**Industrial Units and Secure Compounds**

**Royle Farm Business Park**  
Caldwell Road, Drakelow  
DE15 9TU  
900 sqft to 7,500 sqft  
Leasehold POA

**Mountford Partners**  
Royle Farm House,  
Caldwell Road, Drakelow,

DE15 9TU  
Call: 01283 566 344  
Email: info@rfbp.co.uk

Light industrial facility to lease.  
2,000-22,000 sqft (186-2,044 sqm)  
£500 pcm  
£6,000 pa  
£3.00 per sqft

Compound 7  
Heavy industrial facility to lease  
Light industrial facility to lease  
13,174 sqft (1,224 sq m)  
£1,400 pcm  
£16,800 pa  
£1.28 per sqft

Compound 15  
Heavy industrial facility to lease  
Light industrial facility to lease  
21,663 sqft (2,013 sqm)  
£2,200 pcm  
£26,400 pa  
£1.22 per sqft

1 bedroom light industrial/storage  
1,100 sqft (102 sqm)  
£800 pcm  
£9,600 pa  
£8.73 per sqft

Secure outdoor yards with a loose tarmac - please contact with requirements.



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## Office / Serviced Office / Managed Workspace

Property Reference: 23871

**Betty's Farm, The Castle Way  
Willington, DE65 6BW**  
175 SqFt - 280 SqFt  
Leasehold P.O.A.  
Available

**Exeid**  
01158 241444  
info@exeid.com  
Duncan Mckeown

New build small office block, overlooking farmland with farm shop.

All offices are serviced and include furniture, cleaning, electricity, water, parking, wifi and maintenance.

Size Range: 175 - 280 sqft.



Property Reference: 23202

**Suites 15a and 17 Cauldwell,  
Nr Rosliston, DE12 6RU**  
427 SqFt - 1,013 SqFt  
Leasehold £2280 per annum  
Available

**Howkins & Harrison**  
01530 877977  
ashcom@howkinsandharrison.co.uk  
howkinsandharrison.co.uk

Anna Meynell  
[anna.meynell@howkinsandharrison.co.uk](mailto:anna.meynell@howkinsandharrison.co.uk)

The Blakenhall Business Centre premises have recently been refurbished and are situated on farmland within the National Forest. Other offices, storage and workshop units on site, with large car park.

Office suites from 427 sqft to 1,013 sqft.

- Available immediately
- Self contained office suite
- Flexible term

Suite 15A - £255 pcm / £3,060 PA  
Suite 17 - £190 pcm / £2,280 PA



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**Property Reference: 20143**

**Borough Hill Farm, Catton Road,  
Walton on Trent, Swadlincote  
DE12 8LL**  
791 SqFt  
Leasehold Rent: £10,000  
p.a.x. plus VAT  
Available

**Salloway - B.o.t**  
01283 500030  
burton@salloway.com

Environmentally sustainable high quality office accommodation.

**WELL BARN**  
• Open plan and private office comprising approximately 73.49 sqm (791 sqft) net internal.  
• Perimeter power and data trunking.  
Lease line on site for fibre optic broadband.

Low carbon footprint:  
• Ground source heat pump for heating and cooling  
• LED lighting  
• Heat recovery ventilation  
• Fibre optic broadband  
• EV car charging facilities  
• EPC GRADE - A (7-9)



**Property Reference: 23936**

**Hearthcote Road  
Swadlincote, DE11 9DU**  
1,798 SqFt  
Leasehold Leasehold: £14,500  
Per Annum + VAT  
Available

**Rushton Hickman Limited**  
01283 517747  
property@rusthonhickman.com

**Douglas Harvey**  
property@rusthonhickman.com  
01283 387685  
douglas.harvey@rusthonhickman.com

Detached two storey office block situated fronting Hearthcote Road, less than one mile from the town centre.

Each suite has a self-contained entrance. Suite 1 is at ground floor while Suite 2 is partly at ground floor but predominantly at first floor. There are dedicated car parking spaces available to each suite. The suites are available separately or combined.

Size: 1,798 Sqft.

Tenure: Leasehold: £14,500 Per Annum +VAT.



**Property Reference: 20865**

**Lullington House  
Serviced First Floor Offices  
Bretby Business Park  
Bretby, DE15 0YZ**  
3,768 sqft  
Leasehold £4,667 pcm  
Available

**Salloway Property Consultants**  
01283 345037  
burton@salloway.com

Office accommodation comprising approximately 350.24 sqm (3,768 sqft) net internal. Available as a whole or division considered.

Rent: £56,000 p.a.x. (all inclusive rent).

EPC B(44).

Ample on-site car parking and fully inclusive rent.



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Property Reference: 24597

**Unit 2 Beehive Farm**  
**Lullington Road Rosliston**  
**DE12 8HZ**  
18 Sqm  
Leasehold P.O.A.  
Available

**Fisher German**  
Robyn Dearden  
[robyn.dearden@fishergerman.co.uk](mailto:robyn.dearden@fishergerman.co.uk)  
07870 814041

01530 412821  
[ashbyagency@fishergerman.co.uk](mailto:ashbyagency@fishergerman.co.uk)

Unit 2 is a ground floor office with ample parking.

The unit is approximately 18 square metres (gross internal area) with shared toilet facilities.

Rent of £220 per month plus a £17 per month service charge. EPC Band D.



Property Reference: 24593

**The Bartonfields Centre**  
**Church Broughton**  
**Derbyshire**  
**DE65 5SG**  
777 SqFt  
Leasehold £998 pcm; £11,976 pa  
Available

Contact:

The Bartonfields Centre,  
Longford Lane, Church Broughton,  
Hilton, Derby, DE65 5SG  
01283 372671  
[info@bartonfields.com](mailto:info@bartonfields.com)

#### Unit A2

First floor unit - split into 2 offices and undergone a full refurbishment. Kitchenette and toilet facilities.

Two offices accommodate 8-10 desks; smaller office can accommodate 2-3 desks or ideal meeting room. Offices can be split and let separately.

Large Office: 576.95 sqft.  
Small Office/Kitchen: 200.20 sqft.  
Total Office Area: 777 sqft.

#### Office to Lease

Office space from 148-596 sqft.  
Flexible licence terms -12 months, no long term lease commitments.

Ample parking spaces for cars and visitors, with a charging point for electric vehicles.

Licence fees are subject to VAT at 20%.



Property Reference: 23958

**Unit A2 Optimum Business Park**  
**Optimum Road**  
**Swadlincote, DE11 0WT**  
1,907 SqFt  
Leasehold £25,500 Per Annum + VAT  
Available

**Rushton Hickman Ltd**  
[property@rushtonhickman.com](mailto:property@rushtonhickman.com)  
01283 517747

Two-storey office building providing office space over two floors. Internally, the ground floor provides three partitioned offices and a kitchen area along with a disabled WC facility. To the first floor, the accommodation is open plan office space with separate office.

Six dedicated car parking spaces.

Size: 1,907 sqft.

Tenure: Leasehold: £25,500 Per Annum + VAT



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Property Reference: 24124

**Unit 2 Oaktree Business Park**  
**Cadley Hill Road, Swadlincote**  
**DE11 9DJ**  
770 SqFt

Leasehold £7,950 per annum  
Available

**Rushton Hickman Limited**  
property@rushtonhickman.com  
01283 517747

Richard Fairey  
01283 528031  
richard.fairey@rushtonhickman.com

Ground floor suite is situated within a block of four office buildings.

Size: 770 sqft.

Tenure: Leasehold: £7,950 per annum exclusive of rates.



Property Reference: 23153

**Unit 4 Oaktree Business Park**  
**Cadley Hill Road, Swadlincote**  
**DE11 9DJ**  
1,120 SqFt

Leasehold £11,950 pa  
Available

**Rushton Hickman Limited**  
[property@rushtonhickman.com](mailto:property@rushtonhickman.com)  
01283 517747

Richard Fairey  
01283 528031  
richard.fairey@rushtonhickman.com

Oaktree Business Park is prominently located at the roundabout junction of Cadley Hill Road and William Nadin Way on the edge of Swadlincote.

This ground floor suite is situated within a block of four office buildings

Net internal Office Area: 1,165 sqft (108.23 sqm); Ancillary Kitchen 36 sqft (3.34 sqm).

Tenure: Leasehold: £11,950 per annum exclusive of rates.  
Flexible lease terms available.  
EPC Grade C 60.



Property Reference: 24592

**Sapperton Manor**  
**Marjory Lane**  
**Church Broughton**  
**Derbyshire, DE65 5SL**  
639 SqFt

Leasehold £10,000 per annum plus VAT  
Available

**HOWKINS & HARRISON LLP**  
01530 877977  
[ashbyproperty@howkinsandharrison.co.uk](mailto:ashbyproperty@howkinsandharrison.co.uk)  
[tori.whinder@howkinsandharrison.co.uk](mailto:tori.whinder@howkinsandharrison.co.uk)  
01827 718 021

Barn conversion ground floor office suite with open plan office and separate kitchen, set in a rural business park at Sapperton Manor.

In total 639 sqft of space. Kitchen and ample parking on site.

59.3 sqm / 639 sqft.  
£10,000 per annum plus VAT.



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Property Reference: 9853

**Shardlow Business Centre**  
**No. 1 Mill, The Wharf, Shardlow**  
**DE72 2GH**  
101 - 766 sqft  
Leasehold  
Available

Further information contact:  
Phone: 01332 799 953  
Mobile: 07736 586 316  
Email: mark.sbc@outlook.com  
www.shardlowbusinesscentre.co.uk

Sixteen individual offices, ranging from 70 to 1,500 sqft. Offices are available on a simple all-inclusive and serviced licence basis (or if required on a longer lease). Offices can be amalgamated or split. Length of stay is to suit. Plenty of parking on site.

Currently Available:

Office 7 - Office with own kitchen  
Area circa 646 sqft.  
Licence Fee £1,575 (+ VAT).

Office 5c - single room office is suitable for 1.  
Area circa 101 sqft.  
Licence Fee £270 pcm (+ VAT).

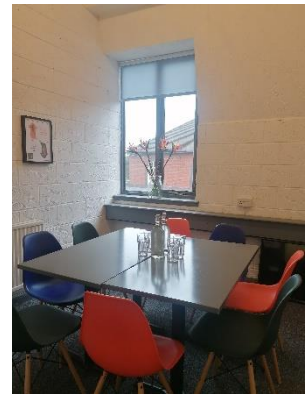


Property Reference: 23485

**Swadlincote Business Hub**  
**10 The Delph**  
**Market Street Swadlincote, DE11 9DA**  
Leasehold  
Available

Further information:  
01283 389705  
info@swadbusinesshub.co.uk  
[www.facebook.com/swadbusinesshub](http://www.facebook.com/swadbusinesshub)

Mini Meeting Room and Serviced Office available for daily hire in the centre of Swadlincote. Suitable for 4-6 people max, the Mini Meeting Room comes with a digital screen and the Serviced Office can accommodate 1-2 people comfortably. Both have access to WiFi, separate kitchenette and WC. The Mini Meeting Room is £25 per day and the Serviced Office is £15 per day.



Property Reference: 18156

**Badger Farm Business Park**  
**Willow Pit Lane, Hilton**  
**DE65 5FN**  
70sqft - 2,970sqft  
Leasehold  
Available

**Exeid Ltd**  
0115 824 0799  
info@exeid.com  
Duncan Mckeown

Office availability varies from 70sqft - 2,970 sqft on a fully serviced basis with licence fees ranging from £145 pcm – £6,820 pcm + VAT.

The principal meeting and training rooms are supported by a fully equipped catering standard kitchen facility, with additional luxury fitted kitchens to each floor. The site also benefits from a high speed dedicated fibre broadband connection.



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Property Reference: 8266

**Windlehill Farm**  
**Sutton on the Hill**  
**DE6 5JH**  
272 SqFt  
Leasehold  
Available

Windlehill Farm Business Units is a small development of 4 units converted from farm buildings. They are ideal for small businesses and business start-ups. There is ample parking and the area has been designed to provide a peaceful working environment.

Current availability: All units are currently let.

For further information please contact:  
Mr & Mrs KE Lennard at Windlehill Farm on  
01283 732377 or [windlehill@btinternet.com](mailto:windlehill@btinternet.com)  
Windlehill Farm, Sutton on the Hill, Ashbourne,  
Derbyshire, DE6 5JH.  
[www.windlehill.co.uk](http://www.windlehill.co.uk)



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## Retail / Leisure

Property Reference: 13798

Business For Sale - The Blue Bell Tearoom,  
in Swadlincote, Reference B07163.

The business was established in 2015, with a  
change of ownership in 2019.

**Business For Sale –  
2 Belmont Street  
Swadlincote  
Derbyshire, DE11 8JU**

Leasehold £45,995  
Available

Contact:  
**Hilton Smyth**  
01204 556 300  
enquiries@hiltonsmyth.com

Business activities: Vintage tearoom experience  
with outside catering.

Ground floor main dining room for 20-28 covers  
with open plan service counter.  
Small kitchen area  
Toilet facilities  
Store room

Tenure: Business is being sold on a Leasehold  
basis, with a 3 year lease currently in place  
(Signed May 2022). The rent is £604 per  
month.

Leasehold: £45,995

Please quote reference B07163



Property Reference: 24655

**35A & 35B Church Street, Church  
Gresley, Swadlincote, Derbyshire  
DE11 9NP**

1691.00 SqFt  
Freehold £225,000  
Available

**Butters John Bee**  
01782 212201  
commercial@bjbmail.com  
www.buttersjohnbee.com

Retail - A three storey mixed use property being commercial - a swimming  
pool on the ground floor with a residential flat on first and second floor,  
rear yard and garage.

Total Size 1691.00 sq ft (156.95 sq m)

Asking Price £225,000

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Property Reference: 22342

**Hepworth Retail Park,  
Coppice Side, Swadlincote  
DE11 9AA**  
2,548 SqFt  
Leasehold £18,000  
Available

**Debbie Thompson  
(Innes England)**  
01332 362244  
nhosking@innes-england.com

Property to let on The Pipeworks retail/leisure development. The premises comprise ground floor and part first floor former brick and pipe works building that has had new windows installed, new concrete floors, and roof made wind and water tight. Internally the premises are finished to a shell condition to accept occupiers individual fit out. The landlord would be willing to undertake specified works subject to terms full details on request.

Mains gas, electric and water are connected to the premises.

2,548 sqft  
£18,000 Per Annum



Property Reference: 24128

**Unit E Williams Yard  
Derby Road, Melbourne,  
DE73 8FE**  
Leasehold £831 pcm  
£9,972 pa  
Available October 2023

Contact: Fish2let, Ashby House,  
Bath Street, Ashby-de-la-Zouch,  
LE65 2FH  
01530 411900  
[enquiries@fish2let.com](mailto:enquiries@fish2let.com)

Double fronted retail unit - one large retail space with additional store room and w.c.

Rent £831 pcm plus VAT.  
Service charge £26.04 pcm.

Retail: 5.30m x 6.20m.

Store Room 3.20m x 2.1m.

Toilet/cloakroom 2.2m x 1m.

Date Available: 1st October 2023 or earlier  
subject to agreement with the existing  
tenant.



Property Reference: 24534

**Unit 5, Neighbourhood Centre,  
Egginton Road, Hilton,  
DE65 5JR**  
1,009 SqFt  
Leasehold £30,000 per annum  
Available

**Fisher Hargreaves Proctor**  
01332 343 222  
mail@fhp.co.uk

Retail unit in the neighbourhood centre of Hilton, Derbyshire.

Unit Size: 93.7 sqm (1,009 sqft).  
20 car parking spaces.

£30,000 Per Annum.

Reference No: 10385.



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**Property Reference: 23941**

Former newsagents within the town centre of Melbourne.

Freehold. The business is no longer trading.

**Former Newsagents - Derbyshire**

650 SqFt  
Freehold £599,950  
Available

Kings Business  
01772 775 776  
[retail@businessbuyers.co.uk](mailto:retail@businessbuyers.co.uk)

The ground floor of the property is the former retail space for the newsagents of 650 sqft. To the rear there is an office and storage space and an external W/C.

The living accommodation is self-contained and located on the first and second floors, comprising of kitchen, bathroom, lounge and dining room. The second floor of the property has three bedrooms, two of which are large doubles.

The property also has a private gate and access to a car park.

REF: 49758

**Property Reference: 24595**

**Shop for Sale - Merica Marina,  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW**

Leasehold P.O.A.  
Available

**Hilton Smythe**  
01204 952848  
[enquiries@hiltonsmythe.com](mailto:enquiries@hiltonsmythe.com)

Ref:B07428

Shop - Leasehold for sale.  
Fashion retailer located in Mercia  
Marina.



**Property Reference: 24264**

**11 High Street, Newhall,  
Swadlincote, Derbyshire  
DE11 0HX**  
343 SqFt  
Leasehold  
Available

**Innes England**  
Nell Balfour-Farnon  
07535 312059  
[nbalfour-farnon@innes-england.com](mailto:nbalfour-farnon@innes-england.com)

Single-storey ground floor retail unit - the premises comprises a retail store suitable for a variety of uses, along with an ancillary storage room situated in an extension at the side of the premises.

Size: 343 sqft (31.87 sqm).  
Price: £10,000 Per Annum.

Garden with access to an external W.C.



**Property Reference: 23937**

**11-13 High Street  
Swadlincote, DE11 8JE**  
2,052 SqFt  
Leasehold £17,000 p.a.x.  
Available

**Salloway Property Consultants**  
01283 500030  
[burton@salloway.com](mailto:burton@salloway.com)

Retail/Showroom - To Let.

Size: 190.64 sqm (2,052 sqft).  
Rent: £17,000 p.a.x.

Basement and ground floor retail accommodation. Comprising approximately 2,052 sqft. Prime trading position.



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**Property Reference: 23362**

**Investment**  
**12 High Street, Swadlincote**  
**DE11 8HY**  
3,272 SqFt  
Freehold £295,000  
Available

**Rushton Hickman Limited**  
01283 517747  
[property@rusthonhickman.com](mailto:property@rusthonhickman.com)

Doug Harvey  
[douglas.harvey@rusthonhickman.com](mailto:douglas.harvey@rusthonhickman.com)

Retail unit with storage, office and welfare over 3 floors with a total gross internal floor area of approximately 3,272 sqft (303.97 sqm).

Externally the property has customer parking and a garage lock up store with an area of approximately 499 sqft (46.36 sqm).

The property is currently let to the RSPCA Burton upon Trent District Branch at £26,500 per annum for a lease term of 5 years beginning 25th June 2019 and ending 24th June 2024.



**Property Reference: 23823**

**Hair & Beauty Salon - For Sale**  
**Swadlincote, DE11 8HY**  
Available

**RightBiz**  
[www.rightbiz.co.uk](http://www.rightbiz.co.uk)

Business offered for sale - operates from leasehold premises.

Provides a range of hair and beauty services. Managing Director is willing to provide a negotiable handover period.

Offers invited.

162900 / Rightbiz  
[https://www.rightbiz.co.uk/buy\\_business\\_for\\_sale/289071\\_derbyshire.html](https://www.rightbiz.co.uk/buy_business_for_sale/289071_derbyshire.html)



**Property Reference: 24394**

**Investment**  
**18-20 High Street**  
**Swadlincote, DE11 8HY**  
2,250 SqFt  
Freehold £335,000  
Available

**David Brown Commercial**  
01332 200232  
[info@davidbrownproperty.com](mailto:info@davidbrownproperty.com)

Investment Tenure For Sale.

Town centre commercial residential property investment.

Two self contained ground floor retail units and two self contained first floor flats.

Fully let with a current passing rent £30,210 per annum exclusive.



**Property Reference: 24395**

**20 High Street**  
**Swadlincote, DE11 8HY**  
433 SqFt  
Leasehold £10,000 PAX  
Available

**David Brown Commercial**  
01332 200232  
[info@davidbrownproperty.com](mailto:info@davidbrownproperty.com)

Retail Tenure.

To let prominent Use Class E.

Dedicated staff car parking and loading to the rear.

Price: £10,000 P.A.X.  
Size: 433 sqft (40.3 sqm).



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Property Reference: 23434

**41 High Street  
Swadlincote, DE11 8JE**  
2,484 SqFt

Leasehold £18,500 Per Annum  
Freehold Price £400,000  
Available

**Fisher Hargreaves Proctor**  
01332 343 222  
mail@fhp.co.uk

**Dan Mooney**  
07929 716 330  
[dan.mooney@fhp.co.uk](mailto:dan.mooney@fhp.co.uk)

Former bank premises situated in prime position on Swadlincote High Street.

Size 230.70 sqm (2,484 sqft).

Rent £18,500 Per Annum.  
Price £400,000.

Ground floor sales 1,747 sqft.  
First floor storage/office 736 sqft.

Suitable for a variety of uses under Use Class E. Rear parking and access.



Property Reference: 24196

**70, 74, 74A & 74B High Street,  
Swadlincote, Derbyshire,  
DE11 8HS.**

3087.00 SqFt  
Freehold £350,000.00  
Available

**Salloway Property  
Consultants**  
01283 500030  
burton@salloway.com

Retail investment currently producing £26,580 per annum exclusive. Estimated rental value when fully let £34,580 per annum exclusive.

Net internal floor area approximately 3,087 sq ft.



Property Reference: 24535

**131 Swadlincote Road  
Woodville, Derbyshire  
DE11 8DA**

560.59 SqFt  
Leasehold £10,500 per annum  
Available

**Rushton Hickman Limited**  
01283 517747  
property@rushtonhickman.com

The premises are situated on the ground floor of 131 Swadlincote Road, which is located beside Masseys DIY Home & Garden shop in an established retail and residential area.

Size: 560.59 SqFt.

Leasehold: £10,500 per annum



Property Reference: 24519

**Main Street, Ticknall**  
Freehold £580,000  
Available

**Hopkins and Dainty**  
0330 113 2271  
sales@hopkinsanddainty.co.uk

Commercial shop/cafe and four bedroom semi-detached house.

Range of outbuildings with lawn garden backing onto fields with gated driveway providing parking.

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Property Reference: 24156

**31 Market Street, Swadlincote,  
Derbyshire, DE11 9DA**  
1,589 SqFt  
Leasehold £16,500 pa  
Available

**Liam Ash**  
**FHP Property Consultants**  
07917 576 251  
liam.ash@fhp.co.uk

Large frontage, suitable for a variety of uses under use Class E including retail, shop, café/restaurant, financial services, clinic.

Ground floor sales 147.54 sqm (1,589 sqft).

Rent £16,500 per annum.

Reference No: 10187



Property Reference: 20985

**New Empire Building**  
**21 West Street, Swadlincote**  
**DE11 9DG**  
4,004 SqFt (Ground Floor)  
Freehold £399,000  
Available

**Royal Estates**  
leads@royalestates.co.uk  
0121 429 2030

Guide Price £399,000.

Commercial premises for sale.

Four storey detached leisure opportunity. Would suit a variety of uses, subject to planning permission.

Ground Floor Footprint: 4,004 sqft.  
First Floor 1,965 sqft.  
Two further floors.

EPC Grade - C (69).



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South Derbyshire

the perfect  
business  
environment

## Land & Redevelopment Opportunities

Property Reference: 23954

**Agricultural Land Off Blackwell Lane,  
Wilson, DE73 8EL**  
4.14 Acre  
Freehold £100,000  
Available

**Mather Jamie Commercial**  
01509 233433  
[sales@matherjamie.co.uk](mailto:sales@matherjamie.co.uk)

Hamish Byers  
01509 233433  
[hamish.byers@matherjamie.co.uk](mailto:hamish.byers@matherjamie.co.uk)

Sam Woodhouse  
01509 233433  
[sam.woodhouse@matherjamie.co.uk](mailto:sam.woodhouse@matherjamie.co.uk)

Agricultural land for sale.

Arable land of approx. 4.14 acres (1.67 ha) on the edge of the village of Wilson, near Melbourne.

Offers in Excess of £100,000.  
£0.57 per sqft.

Property Reference: 24536

**Residential Land at Chapel Street  
Melbourne, DE73 8EH**  
0.59 Acre  
Freehold For Sale £1,500,000 Offers In  
Excess  
Available

**Mather Jamie Commercial**  
01509 233433  
[sales@matherjamie.co.uk](mailto:sales@matherjamie.co.uk)

Development for sale. The site, in the market town of Melbourne, benefits from Full Planning Permission for the erection of seven dwellings with garages.

The site extends in all to 0.59 Acres (0.24 Ha) or thereabouts. The commercial buildings which stood on the site have been demolished in readiness for the redevelopment.

The site is being offered for sale as a whole by Informal Tender. The deadline for submission of tenders is by 12 noon on Wednesday 2nd August 2023.

Planning Ref: DMPA/2020/0533



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Property Reference: 24517

**Employment Land at Drakelow Park,  
Drakelow, DE15 9UA**  
0.70 Acre  
Freehold Price on Application  
Available

**Knight Frank LLP**  
0121 667 9848  
Edward Kennerley  
[edward.kennerley@knightfrank.com](mailto:edward.kennerley@knightfrank.com)  
0121 233 6461

0.7 acre undeveloped research/industrial development opportunity within the Drakelow Park scheme.

Drakelow Park is a major mixed use scheme reserved for up to 2,239 dwellings including a retirement village, an employment park, two local centres comprising retail services, leisure employment and community uses, public open spaces, a new primary school, associated landscape and infrastructure, including car parking, road and drainage measures, and the refurbishment of the listed stables and cottages.



Phase 1 of the scheme is now well underway.

Site area - 0.70 acres (0.28 ha).

Property Ref: BRC012379967

Property Reference: 24518

**Neighbourhood Centre Land -  
Drakelow Park, Drakelow  
DE15 9UA**  
5.07 Acre  
Freehold P.O.A.  
Available

**Knight Frank LLP**  
Ashley Hudson  
[ashley.hudson@knightfrank.com](mailto:ashley.hudson@knightfrank.com)  
0121 233 6443

Freehold development opportunity for a neighbourhood centre.

- Suitable for a wide range of uses including supermarket, extra care facility, neighbourhood retail and local services.

- Within Phase 2 of the Drakelow Park development, a mixed-use scheme to comprise up to 2,239 dwellings, to be delivered by Countryside.

- Site area of 5.07 acres (2.05 hectares).

- The site has the benefit of planning consent granted under planning reference DMPA/2020/1460.



Property Ref: BRC012396343

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**Property Reference: 24596**

**Land Grangewood,  
Swadlincote, Derbyshire  
DE12 8DZ**

27.01 Acre  
Freehold P.O.A.  
Available

**Fisher German**

Central Agency 01530 410840  
[centralagency@fishergerman.co.uk](mailto:centralagency@fishergerman.co.uk)  
[www.fishergerman.co.uk](http://www.fishergerman.co.uk)

27.01 acres (10.93 hectares) of mixed woodland and pasture. Available as a whole or in upto three lots.

Lot 1 - About 14.99 acres (6.07 hectares) containing a scrape which could be utilised to establish a natural pond.

Lot 2 - About 11.02 acres (4.46 hectares) of mixed woodland and pasture with road frontage.

Lot 3 - About 1 acre (0.4 hectares).



**Property Reference: 23020**

**Residential Development Site  
26 High Street, Woodville  
DE11 7EH (Former Nelson Inn)**

0.35 Acre  
Freehold £425,000  
Available

Everard Cole Ltd, Nottingham  
0115 6476653  
[info@everardcole.co.uk](mailto:info@everardcole.co.uk)

Residential development site with planning permission for 6 dwellings.

Previous Public House use. Close to town centre.

Total site area: 0.355 acres.

Planning permission approved August 2022  
Ref: DMPA/2022/0121



**Property Reference: 24594**

**Residential Development Site –  
Mill Close, Midway DE11**

Freehold £75,000  
Available

Your Move  
38/42 High Street,  
Swadlincote,  
DE11 8HY  
01283 243787  
[swadlincote@your-move.co.uk](mailto:swadlincote@your-move.co.uk)

Development opportunity with Planning for a detached bungalow. Access via Shelley Road.

Freehold Land.

Planning ref: DMPA/2021/1710.

EPC not required.



**Property Reference: 22278**

**Highwall Business Park – New  
Units  
Tetron Point, Swadlincote  
DE11 0BB**

9,076 SqFt  
Rent: £68,000 p.a.x. / Sale:  
£1,100,000 Freehold  
Available

**Salloway Property Consultants**

01283 500030  
[burton@salloway.com](mailto:burton@salloway.com)

Freehold available (Letting may be considered).

UNIT 6 remaining - approximately  
843.2sqm (9,076 sqft) gross internal.

UNITS 1, 2, 3, 4 & 5 : SOLD.

Terms: Freehold: Price on application.  
Lease: Leasing may be considered, terms  
subject to negotiation.



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Property Reference: 12844

**Burton Road Business Park  
(Cadley Hill) - New Units  
A444 Near Tetron Point  
Swadlincote, DE11 9DJ**

939 SqM  
Available

Employment land south of Cadley Hill Industrial Estate, adjoining a new Aldi Store (under construction). Accessible location on the edge of Swadlincote. A new access onto the site from the A444 has been constructed (Drift Road).

For further information contact:  
St Modwen Homes Ltd on 0121 647 1000.



Property Reference: 23821

**Residential Development Site  
(Former Angel Inn)  
Swadlincote, DE11 8LF**  
0.29 Acre  
Freehold £375,000  
Available

**Everard Cole Ltd**  
0115 798 0344  
info@everardcole.co.uk

Residential development site with planning permission for 5 dwellings. Planning permission approved March 2022 (Ref: DMPA/2021/1364).

Previous public house use.

Total site area 0.291 acres.

Close to town centre.



Property Reference: 7992 | 22283

**Dove Valley Park – New Units**  
A50, Foston, DE65 5BG  
200 Acres  
Freehold/Leasehold  
Available

**Carter Jonas**  
0121 285 9472  
www.carterjonas.co.uk  
nick.waddington@carterjonas.co.uk  
adam.mcguinness@carterjonas.co.uk

Major 200-acre industrial and distribution development. High specification units from 23,000 to 350,000+ sqft. On site infrastructure and all mains services installed. Fast track construction solutions. Available accommodation:

1A – 82,000 sqft (7,618 sqm)  
1B – 89,000 sqft (8,268 sqm)  
2 – 23,000 sqft (2,137 sqm)

Current occupiers include JCB, Futaba Industrial, GXO, TopHat and Truma.

Further information: [www.clowes-dvp.co.uk](http://www.clowes-dvp.co.uk)



Property Reference: 13734

**Employment Land at A50 Jn 5,  
Hilton Derbyshire, DE65 5FN**  
1 - 2 Acre  
Available

Prominent development site of approximately one acre suitable for a range of commercial uses (subject to planning). The site is less than 500 metres north of Junction 5 of the A50, located on the A516 Derby Road between Hilton and Etwell. The site is a former services (now cleared) with a prominent frontage onto a main arterial route into Derby from the west. The site which could include adjacent land is potentially suited to a range of business uses subject to planning. Planning permission (9/2007/0704/MD) was granted for the erection of a 60 bedroom care home with parking in September 2007 now expired.

For further information, please ring 01283 595791.

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**Property Reference: 7923**

**Cadley Park, Tetron Point  
William Nadin Way  
Swadlincote, DE11 0BB**  
200 Acre  
Available

Owner **Harworth Group** -  
contact details:

Advantage House  
Poplar Way  
Catcliffe  
Rotherham  
S60 5TR

Peter Massie  
Tel: 0114 349 3131  
enquire@harworthgroup.com  
[www.harworthgroup.com](http://www.harworthgroup.com)

The Cadley Park development includes a new 50 acre country park which sits alongside the recently opened 9 hole golf course and driving range. This development is adjacent to over 60 acres of land for some 600 new homes that is one of Swadlincote's largest developments.

The site is owned by Harworth Group and lies within the National Forest. Swadlincote Family Golf Centre is operated by N1 Golf. Further information:  
[www.swadlincotegolfcentre.com](http://www.swadlincotegolfcentre.com)

Outline permission (DMPA/2020/0653) has been granted for the erection of a public house/restaurant (Sui Generis), two café/restaurant units (Use Class E), a 2-storey commercial unit with offices at ground floor (Class E) and gymnasium at first floor (Class E), together with associated works and landscaping.

Current housebuilders on site: Taylor Wimpey and Avant Homes.



**Property Reference: 13181**

**Cadley Park - Hotel Site  
Swadlincote, DE11 0BB**  
Available

Peter Massie  
Tel: 0114 349 3131  
enquire@harworthgroup.com  
[www.harworthgroup.com](http://www.harworthgroup.com)

Hotel development site For sale/To let for a 75 bed hotel. The site is close to Swadlincote town centre and fronts the A514 main arterial route. Adjacent to Swadlincote Family Golf Centre which includes a nine hole golf course and driving range: [www.swadlincotegolfcentre.com](http://www.swadlincotegolfcentre.com)

Further information:  
[www.harworthgroup.com/projects/cadley-park/](http://www.harworthgroup.com/projects/cadley-park/)

**Property Reference: 23868**

**Residential Land at Follyfoot Farm  
Burntheath, Hilton, DE65 5FE**  
Freehold £350,000  
Available

**Schofield Stone Ltd**  
01283 777100  
[info@schofieldstone.co.uk](mailto:info@schofieldstone.co.uk)

Development opportunity with planning consent for the conversion of three barns to single storey family homes. Each property would have allocated parking.

Planning reference numbers: DMPA/2021/1099 and DMPA/2021/1100 and can be found here:

<https://southderbyshirepr.force.com/s/planning-application/a0b4J000004yr0gQAA/dmpa20211100>

and  
<https://southderbyshirepr.force.com/s/planning-application/a0b4J000004yr0bQAA/dmpa20211099>

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Property Reference: 23959

**Residential Land at  
Gresleywood Road  
Church Gresley, DE11**  
304.70 SqM  
Freehold £80,000  
Available

**CADLEY CAULDWELL**  
01283 217251  
enquiries@cadleycauldwell.co.uk

For sale – residential building plot  
approximately 304.7 sqm.

Outline Planning Permission for the erection  
of a two storey dwelling. Further information  
on South Derbyshire District Council  
website: Reference: DMPA/2022/0909.

Freehold £80,000.



Property Reference: 24334

**Employment Land at Heath Top  
Woodyard Lane, Church  
Broughton, DE65 5AY**  
5.17 Acre  
Rent: £160,000 p.a.x.  
Sale: Offers Invited  
Available

**Salloway - Derby**  
01332 298000  
[derby@salloway.com](mailto:derby@salloway.com)

Land - For Sale/To Let.

Total site area of 20,935 sqm (5.17  
acres / 2.09 ha) including access of  
1,511 sq.m (0.37 acres / 0.15 ha).

Well located close to the A50 at Foston,  
adjacent to Dove Valley Park business  
park.

Securely fenced and gated site.

Potential to develop the site, subject to  
planning.



Property Reference: 21127

**Town Centre Redevelopment Land  
Swadlincote, DE11 0AH**

**South Derbyshire District Council**  
Tel: 01283 595725  
business@southderbyshire.gov.uk

South Derbyshire District Council is  
seeking to identify parties interested in  
collaborating in the redevelopment of  
land in the heart of Swadlincote town  
centre.

Further information:  
business@southderbyshire.gov.uk



Property Reference: 21126

**Employment Site - Woodville**  
Swadlincote, DE11 8EX  
6.43 Hectare  
Available

**Rushton Hickman**  
01283 517747  
property@rusthonhickman.com  
mark.richardson@rusthonhickman.com  
graham.bancroft@rusthonhickman.com

**Harworth Group**  
0114 349 3131  
enquire@harworthgroup.com  
[www.harworthgroup.com](http://www.harworthgroup.com)

The employment site forms part of a  
mixed use development scheme with  
other component sites consisting of  
residential and retail/local centre uses.  
The employment site is located on the  
western half of the development scheme  
and extends to approximately 15.88 gross  
acres (6.43 gross hectares) or  
thereabouts. The employment site is  
predominantly made up of grass  
meadows with the north eastern quadrant  
of the site containing a pond, which will be  
retained for the necessary attenuation and  
become the continued responsibility of the  
employment site's purchaser.



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The employment site is directly accessed via the recently completed Woodville to Swadlincote Regeneration Route (WSRR), which is a one kilometre bypass through the development scheme from the A514 through to Occupation Lane. The WSRR bisects the development scheme into having the employment and local centre/retail uses to its west and residential use to its east. The WSRR will also provide connectivity to further employment areas, which will need to be incorporated into the development of the employment site as per the masterplan.

Planning Ref. No. DMPA/2019/0931

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Property Reference: 24030

**Local Centre Site, Woodville,  
Swadlincote, Derbyshire, DE11 8EX**  
153,766.80 SqFt  
**3.53 Acres**  
Available

**Rushton Hickman Limited**  
01283 517747  
property@rusthonhickman.com

**Mark Richardson**  
01283 517747  
mark.richardson@rusthonhickman.com

The Local Centre site forms part of a mixed use development scheme with other component sites consisting of residential and employment uses. The Local Centre site is located on the western half of the development scheme and extends to approximately 3.53 gross acres (1.43 gross hectares) or thereabouts.

The Local Centre site is predominantly made up of a grass meadow. Directly along the eastern boundary is the Woodville Regeneration Route with its southern and northern boundaries bounded by its planned access roads. The east of the development scheme consists of the residential sites R1 and R2. The sale of R1 has recently completed and a Reserved Matters planning application submitted.

The Local Centre site is directly accessed via the recently completed Woodville to Swadlincote Regeneration Route (WSRR), which is a one kilometre bypass through the development scheme from the A514 through to Occupation Lane. The WSRR bisects the development scheme into having the employment and local centre/retail uses to its west and residential use to its east. The WSRR will also provide connectivity to further employment areas, which will need to be incorporated into the development of the employment site as per the masterplan.



#### KEY POINTS

Size: 3.53 Acres

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Property Reference: 21350

**Residential Plot at Westfield Road, Swadlincote**

Freehold £64,950  
Available

**John German**  
01283 512244  
burton@johngerman.co.uk

Building plot with outline planning permission granted for a 2 bedroom detached bungalow with an integral garage.

Planning Ref 9/2018/0734.



Property Reference: 23960

**Residential Land at Wood Lane Newhall, DE11 0LY**

Freehold £325,000  
Available

**Howkins And Harrison**  
01827 718021  
atherstone@howkinsandharrison.co.uk

Residential development opportunity. Outline planning permission for two detached houses.

Planning permission number DMPA/2021/0730.



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# Directory of agents

Agent: **Avison Young**  
Contact: Carl Potter  
Tel no: 0121 236 8236  
Email: [getintouch.uk@avisonyoung.com](mailto:getintouch.uk@avisonyoung.com)

Agent: **Ashley Adams**  
Tel no: 01332 865 568  
Email: [melbourneinfo@ashleyadams.co.uk](mailto:melbourneinfo@ashleyadams.co.uk)

Agent: **Auction Estates Limited**  
Tel no: 01157 844 600  
Email: [info@auctionestates.co.uk](mailto:info@auctionestates.co.uk)  
Web: [www.auctionestates.co.uk](http://www.auctionestates.co.uk)

Agent: **Abode Estate Agents**  
Tel no: 01283 845 888  
Email: [info@abodemidlands.co.uk](mailto:info@abodemidlands.co.uk)  
Web: [www.abodemidlands.co.uk](http://www.abodemidlands.co.uk)

Agent: **Alexanders Estate Agents - Ashby**  
Tel: 01530 413126  
Email: [ashby@alexanders-estates.com](mailto:ashby@alexanders-estates.com)

Agent: **Alexander Bruce Ltd**  
Contact: James A B Ottewell  
Tel no: 01332 864814  
Email: [james@alexanderbruce.co.uk](mailto:james@alexanderbruce.co.uk)  
[annabel@alexanderbruce.co.uk](mailto:annabel@alexanderbruce.co.uk)  
[www.alexanderbruceestates.co.uk](http://www.alexanderbruceestates.co.uk)

Agent: **Bagshaws**  
Tel no: 01335 342 201  
Email: [ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)  
Web: [www.bagshaws.com](http://www.bagshaws.com)

Agent: **Bagshaws Estate Agents**  
Tel no: 01889 562811  
Email: [uttoxeter@bagshaws.com](mailto:uttoxeter@bagshaws.com)  
Web: [www.bagshaws.com](http://www.bagshaws.com)

Agent: **Burchall Edwards**  
Tel no: 01332 202040  
Email: [derbyinfo@ashleyadams.co.uk](mailto:derbyinfo@ashleyadams.co.uk)  
Web: [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk)

Agent: **Burchall Edwards**  
Tel no: 01283 530 169  
Email: [burton@burchelledwards.co.uk](mailto:burton@burchelledwards.co.uk)

Agent: **BB & J**  
Tel no: 01332 292825  
Email: [commercial@bbandj.co.uk](mailto:commercial@bbandj.co.uk)  
Web: [www.bbandj.co.uk](http://www.bbandj.co.uk)

Agent: **Cadley Cauldwell Estate Agents**  
Address: 19 High Street  
Swadlincote  
DE11 8JE  
Tel no: 01283 217251  
Email: [enquiries@cadleycauldwell.co.uk](mailto:enquiries@cadleycauldwell.co.uk)  
Web: [www.cadleycauldwell.co.uk](http://www.cadleycauldwell.co.uk)

Agent: **Christie & Co**  
Tel no: 0207 227 0700  
Email: [enquiries@christie.com](mailto:enquiries@christie.com)  
Web: [www.christie.com](http://www.christie.com)

Agent: **Curson Sowerby**  
Contact: Josh Tyler  
Tel no: 020 7199 2971  
Email: [josh@cspretail.com](mailto:josh@cspretail.com)  
Tel no: 020 7199 2977  
Email: [luke@cspretail.com](mailto:luke@cspretail.com)

Agent: **Commercial Property Partners**  
Tel no: 0115 8966611  
Email: [sean@cpppartners.co.uk](mailto:sean@cpppartners.co.uk)

Agent: **David Brown Commercial**  
Contact: David Brown  
Tel no: 01332 200 232  
Email: [info@davidbrownproperty.com](mailto:info@davidbrownproperty.com)  
Web: [www.davidbrownproperty.com](http://www.davidbrownproperty.com)

Agent: **Ernest Wilson**  
Tel no: 0113 238 2900  
Email: [sales@ernest-wilson.co.uk](mailto:sales@ernest-wilson.co.uk)  
Web: [www.ernest-wilson.co.uk](http://www.ernest-wilson.co.uk)

Agent: **Everett Masson & Furby (EM&F)**  
Tel no: 01543 411036  
Email: [westmids@emfgroup.com](mailto:westmids@emfgroup.com)  
Web: [www.emfgroup.com](http://www.emfgroup.com)

Agent: **Everington Ruddle**  
Tel no: 01332 297711 or 01332 669600  
Email: [derby@everingtonandruddle.co.uk](mailto:derby@everingtonandruddle.co.uk)

Agent: **Everard Cole Ltd, Nottingham**  
Tel no: 0115 798 0344  
0115 824 6442  
Email: [info@everardcole.co.uk](mailto:info@everardcole.co.uk)

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**Agent: Exeid Ltd**  
**Tel no:** 0345 824 14444  
**Email:** info@exeid.com  
**Web:** www.exeidgroup.com

**Agent: Fisher German**  
**Tel no:** 01530 412821  
**Email:** ashby@fishergerman.co.uk  
**Web:** www.fishergerman.co.uk

**Agent: FHP PROPERTY CONSULTANTS**  
**Tel no:** 01332 343222  
**Email:** mail@fhp.co.uk  
**Web:** www.fhp.co.uk

**Agent: FindMyPub**  
**Tel no:** 01902 374940/01902 374421  
**Email:** FindMyPub.com

**Agent: Fish2Let**  
**Tel no:** 01530 411 900  
**Email:** enquiries@fish2let.com  
**Web:** www.fish2let.com

**Agent: Fluereets**  
**Tel no:** 0121 236 5252  
**Email:** midlands@fleurets.com  
**Web:** [www.fleurets.com](http://www.fleurets.com)

**Agent: Gadsby Nichols**  
**Tel no:** 01332 296396  
**Email:** enquiries@gadsbynichols.co.uk  
**Web:** www.gadsbynichols.co.uk

**Agent: Guy Simmonds Business Transfers Ltd**  
 Coppice Farm, Ashby Road  
 Melbourne, Derbyshire  
**Postcode:** DE73 8BJ  
**Tel no:** 01332 865112  
**Email:** sales@guysimmonds.co.uk

**Agent: Hannells, Derby**  
**Tel no:** 01332 448078 | 01332 540522  
**Email:** mickleover@hannells.co.uk  
**Web:** www.hannells.co.uk

**Agent: Hawksmoor Property Services**  
**Tel no:** 01543 266660  
**Email:** general@hawksmoorps.co.uk  
**Web:** [www.hawksmoorps.co.uk](http://www.hawksmoorps.co.uk)

**Agent: Heb Chartered Surveyors**  
**Tel no:** 0115 950 6611  
**Email:** info@heb.co.uk  
**Web:** www.heb.co.uk

**Agent: Hilton Smythe**  
**Tel no:** 01204 556315  
**Email:** [enquiries@hiltonsmythe.com](mailto:enquiries@hiltonsmythe.com)  
**Web:** www.hiltonsmythe.com

**Agent: Howkins & Harrison LLP**  
**Tel no:** 01827 718021  
**Email:** athcommercial@howkinsandharrison.co.uk  
**Web:** [www.howkinsandharrison.co.uk](http://www.howkinsandharrison.co.uk)

**Agent: Howkins & Harrison Ashby**  
**Tel no:** 01530 877977  
**Email:** ashby@howkinsandharrison.co.uk  
**Web:** www.howkinsandharrison.co.uk

**Agent: Intelligent Business Transfer Ltd**  
**Tel no:** 0800 612 7718  
**Email:** info@intelligent.co.uk  
**Web:** www.intelligent.co.uk

**Agent: Innes England - Derby**  
**Tel no:** 01332 362244  
**Email:** derby@innes-england.com  
**Web:** www.innes-england.com

**Agent: Innes England - Nottingham**  
**Tel no:** 0115 924 3243  
**Email:** nottingham@innes-england.com  
**Web:** www.innes-england.com

**Agent: Johnson Fellows & Company**  
**Tel no:** 0121 643 9337  
**Email:** info@johnsonfellows.co.uk

**Agent: John German**  
**Tel no:** 01283 512244  
**Email:** burton@johngerman.co.uk  
**Web:** [www.johngerman.co.uk](http://www.johngerman.co.uk)

**Agent: John Pye Property**  
**Tel no:** 0115 970 6060  
**Email:** property@johnpye.co.uk  
**Web:** www.johnpye.co.uk

**Agent: Knightsbridge Commercial**  
**Tel no:** 01204 227 661  
**Email:** enquiries@knightsbridgeplc.com  
**Web:** www.knightsbridgeplc.com

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Agent: **Knight Frank**  
Tel no: 0121 233 6460  
Email: james.clements@knightfrank.com  
Web: www.knightfrank.co.uk

Agent: **Rigby & Co**  
Tel no: 01332 203377  
Email: russellrigby@rigbyandco.com  
Web: www.rigbyandco.com

Agent: **Lambert Smith Hampton**  
Tel no: 0121 236 2066  
Web: www.lsh.co.uk

Agent: **Rushton Hickman Limited**  
Address: 186 Horninglow Street  
Anson Court  
Burton on Trent

Agent: **Matthew Phillips Surveyors**  
Tel no: 0121 353 2757  
Email: matt@matthewphillipssurveyors.co.uk

Postcode: DE14 1NG  
Contact: Douglas Harvey  
Tel no: 01283 517747  
Email: property@rushtonhickman.com  
Web: www.rushtonhickman.com

Agent: **Mather Jamie Ltd**  
Tel no: 01509 233 433  
Email: sales@matherjamie.co.uk  
Web: www.matherjamie.co.uk

Agent: **Salloway**  
Address: 184 Horninglow Street  
Anson Court  
Burton on Trent

Agent: **Meridian Business Sales Ltd**  
Tel no: 01204 521417  
Email: info@meridianbusinesssales.co.uk  
Web: www.meridianbusinesssales.co.uk

Postcode: DE14 1NG  
Tel no: 01283 500030  
Email: burton@salloway.com  
Web: www.salloway.com

Agent: **MUSSON LIGGINS**  
Tel no: 0115 941 5241  
Email: [dcb@mussonliggins.co.uk](mailto:dcb@mussonliggins.co.uk)

Agent: **Salloway**  
Contact: Stephen Salloway  
Tel no: 01332 298000  
Email: derby@salloway.com  
Web: [www.salloway.com](http://www.salloway.com)

Agent: **Newton Fallowell**  
Address: 49 High Street  
Swadlincote  
Derbyshire  
Postcode: DE11 8JA  
Tel no: 01283 217772  
Email: swadlincote@newtonfallowell.co.uk  
Web: www.newtonfallowell.co.uk

Agent: **Savills**  
Tel no: 0115 934 8000  
Email: nottingham@savills.com  
Web: www.savills.co.uk

Agent: **Nicolas Humphreys Estate Agents**  
Tel no: 01283 528020  
Email: burton@nicholashumphreys.com  
Web: www.nicholashumphreys.com

Agent: **SDL Graham Penny**  
Tel no: 01332 242880  
Email: [enquiries@sdlauctions.co.uk](mailto:enquiries@sdlauctions.co.uk)  
Web: www.sdlgrahampenny.co.uk

Agent: **Peter Tew**  
Tel no: 0116 255 1527  
Email: pgt@petertew.co.uk  
Web: www.petertew.co.uk

Agent: **Sansom Hamilton & Co**  
Tel no: 01530 272791/01530 274548  
Email: enquiries@sansomhamilton.co.uk  
Web: www.sansomhamilton.co.uk

Agent: **Rapleys**  
Tel no: 0370 777 6292 57  
Email: info@rapleys.com  
Web: www.rapleys.co.uk

Agent: **Spencer Birch**  
Tel no: 0115 941 3678  
Email: info@spencerbirch.co.uk  
Web: www.spencerbirch.co.uk

Agent: **Raybould & Sons - Commercial**  
Tel no: 01332 295555  
Email: commercial@raybouldandsons.co.uk  
Web: www.raybouldandsons.co.uk

Agent: **Sturgis Snow & Astill**  
Tel no: 0116 2555999  
Email: info@sturgis-snowandastill.co.uk  
Web: www.sturgis-snowandastill.co.uk

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Agent: **Tanners Chartered Surveyors and Estate Agents**  
Tel no: 0115 958 6586  
Email: [tanners@tannersproperties.co.uk](mailto:tanners@tannersproperties.co.uk)

Agent: **Titchmarsh & Bagley**  
Tel no: 07946 510 343  
Email: [info@titchmarshandbagley.com](mailto:info@titchmarshandbagley.com)  
[guy@titchmarshandbagley.com](mailto:guy@titchmarshandbagley.com)  
Web: [www.titchmarshandbagley.com](http://www.titchmarshandbagley.com)

Agent: **Whittle Jones, Midlands**  
Tel no: 0121 396 0190  
0121 523 2929  
Email: [midlands@whittlejones.co.uk](mailto:midlands@whittlejones.co.uk)  
Web: [www.whittlejones.com](http://www.whittlejones.com)

Agent: **Wright Silverwood Ltd**  
Contact: Andrew Benson  
Tel no: 0121 4105546  
Email: [andrew.benson@wrightsilverwood.co.uk](mailto:andrew.benson@wrightsilverwood.co.uk)  
Web: [www.wrightsilverwood.co.uk](http://www.wrightsilverwood.co.uk)

Name: **Mountford Partners,**  
Address: Royle Farm House,  
Caldwell Road, Drakelow,  
DE15 9TU  
Postcode:  
Tel no: 01283 566 344  
Email: [info@rfbp.co.uk](mailto:info@rfbp.co.uk)

Name: **Middletons**  
Address: 58 Alexandra Road  
Swadlincote  
Derbyshire  
Postcode: DE11 9SP  
Contact: Kevin Middleton  
Tel no: 01283 224694

Name: **Shardlow Business Centre**  
Tel no: 01332 793 061  
Web: [www.shardlowbusinesscentre.co.uk](http://www.shardlowbusinesscentre.co.uk)

Name: **S. Whittaker & Sons**  
Address: 90 Common Road  
Church Gresley  
Swadlincote  
Derbyshire  
Postcode: DE11 9DW  
Contact: Julian Whittaker  
Tel no: 01283 216764

## Property Owners

Name: **The Bartonfields Centre**  
Tel no: 01283 733024  
Email: [info@bartonfields.com](mailto:info@bartonfields.com)  
Web: [www.bartonfields.com](http://www.bartonfields.com)

Name: **Countryside Properties**  
Tel no: 01908 290 020  
Web: [www.countrysideproperties.com](http://www.countrysideproperties.com)

Name: **Derbyshire County Council**  
Address: County Offices  
Matlock  
Derbyshire  
Postcode: DE4 3AG  
Tel no: 01629 535887/01629 580000 x  
6335  
Email: [nigel.clarke@derbyshire.gov.uk](mailto:nigel.clarke@derbyshire.gov.uk) or  
Web: [www.derbyshire.gov.uk/  
business/business\\_property/](http://www.derbyshire.gov.uk/business/business_property/)

Name: **Harworth Group**  
Tel no: 0114 349 3131  
Email: [enquire@harworthgroup.com](mailto:enquire@harworthgroup.com)  
Web: [www.harworthgroup.com](http://www.harworthgroup.com)

Name: **South Derbyshire District Council**  
Address: Civic Offices, Civic Way  
Swadlincote Derbyshire  
Postcode: DE11 0AH  
Contact: Martin Reid  
Tel no: 01283 595739  
Email: [martin.reid@southderbyshire.gov.uk](mailto:martin.reid@southderbyshire.gov.uk)  
Web: [www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

Name: **Mr & Mrs KE Lennard**  
Address: Windlehill, Sutton on the Hill,  
Ashbourne, Derbyshire  
Postcode: DE6 5JH  
Tel no: 01283 732377  
Email: [windlehill@btinternet.com](mailto:windlehill@btinternet.com)  
Web: [www.windlehill.co.uk](http://www.windlehill.co.uk)

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# Property Lawyers

Name: **Timms Solicitors**  
Address: Empire Buildings  
23 West Street  
Swadlincote  
Postcode: DE11 9DG  
Tel no: 01283 214231  
Web: [www.timmssol.co.uk](http://www.timmssol.co.uk)

Name: **Alexander & Co Solicitors LLP**  
Address: 56 Friar Gate  
Derby  
Postcode: DE1 1DF  
Tel no: 01332 600005  
Email: [enquiries@aandco.co.uk](mailto:enquiries@aandco.co.uk)  
Web: [www.aandco.co.uk](http://www.aandco.co.uk)

Name: **Nelsons Solicitors (Derby)**  
Address: Sterne House  
Lodge Lane  
Derby  
Postcode: DE1 3WD  
Tel no: 01332 372372  
Web: [www.nelsonslaw.co.uk](http://www.nelsonslaw.co.uk)

## Metric-imperial conversion

To convert to metric, multiply by the factor shown.  
To convert from metric, divide by the factor:

- Acres : Hectares 0.4047
  - Square Feet : Square Metres 0.0929

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