

FORMER BRETBY COLLIERY, PARK ROAD

Stanton, Swadlincote, DE15 9TW



KEY FEATURES

- Price: £695,000 Guide price
- 2.2 Acres (0.89 Hectares)
- Development or owner occupier opportunity
- With OL planning for new 13,821 sq ft block
- Providing up to 4 new Light industrial units
- PP for 6 meter eave and approx 0.5 acre yard.
- Potentially suitable for open storage or development

OMEETO DERBYSHIRE

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FOR SALE - COMMERCIAL LAND

LOCATION

Swadlincote is a town in South Derbyshire District c5 miles southeast of Burton upon Trent and 12 miles southwest of Derby.

The land for sale is 2.5 miles west of Swadlincote and situated on the B5353 Park Road, close to the junction with the A444. Park Road is a busy through road connecting Newhall, Swadlincote and Burton. It is a mixed use location with nearby occupiers to include Garden King, Huws Gray Buildbase and the recently developed Cameron Homes residential estate.

Commuter and transport links are provided via A444, this gives fast direct access to the M42, 7 miles to the south.

DESCRIPTION

Commercial land with OL planning for 13,821 sq ft block providing up to 4 light industrial units with 6 meter eave and approx 0.5 acre yard.

The existing site comprises the former Bretby Colliery extending 2.22 acres with several dilapidated commercial buildings. On the eastern quadrant of the site there are some capped mine shafts in former slag heaps that are now grassed, as detailed on the site plan. Ground investigations have been done with the reports in the documents section of the agents website www.omeeto.co.uk.

ACCOMMODATION

The site has been measured using OS mapping. The proposed accommodation has been measured on a Gross Internal Area (GIA) from Architect plans.

FLOOR	Acres	Hectares
TOTAL	2.2	0.89

PLANNING

By way of an outline planning permission referenced DMPA/2024/1024 on South Derbyshire District Council Planning portal, consent has been granted for demolition of the existing buildings and erection of a new block of 1,284 sq m / 13,821 sq ft providing up to 4x light industrial and business development units under Use Class (E) of the Town and Country Planning (Use Classes) Order. By way of a further OL planning consent referenced DMPA/2025/1635 eaves of 6m have been approved.

SERVICES

We are advised that mains services with the exception of gas are available at the site. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations. We are advised a new electric connection will be required.

RATING

The property is to be assessed for rating purposes.

TENURE

Land for sale freehold. Having obtained the current consents, the vendor will not consider STP deals.

PRICE

The premises is available to buy for £695,000 Guide price.

VAT

All figures are quoted exclusive of VAT, we are advised the property is not registered for VAT.

VIEWING

Unaccompanied roadside viewings are possible. Interested parties must park safely at the top of the road; away from, and on the road side of the barrier. Please contact us or visit www.omeeto.co.uk for full details. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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The logo for OMEETO, featuring the word "OMEETO" in white, uppercase, sans-serif font, centered within a dark red rounded square.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

20-Apr-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

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.

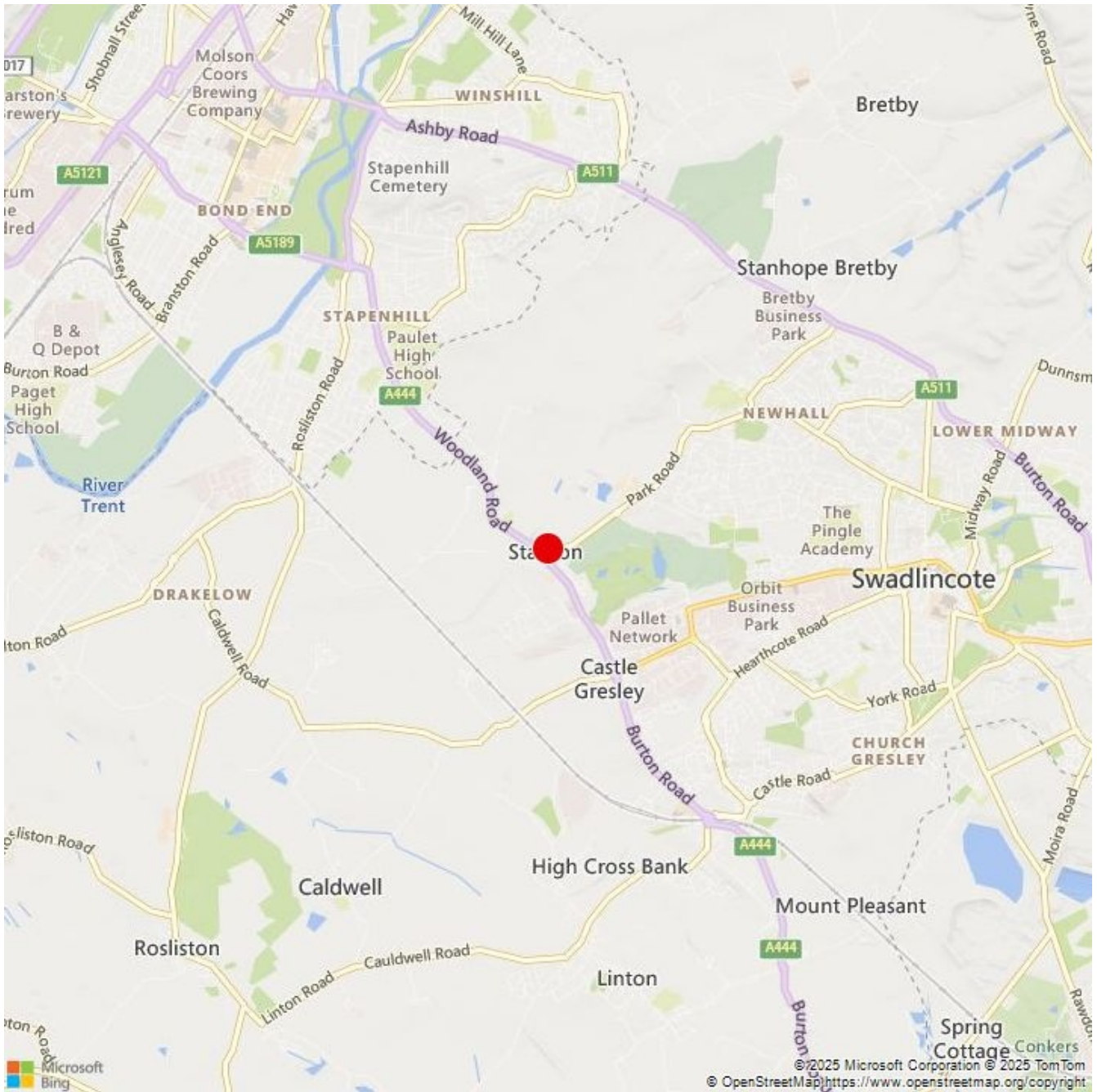
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

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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