



Land Lying To The South-East Of , 107 Park Street, Ripley, Derbyshire, DE5 3ES

RESIDENTIAL LAND OPPORTUNITY

FOR SALE - Residential development opportunity (Subject to Planning)

- 1.4 acre site located in an area of high residential demand.
- Offers invited at £700,000 for the freehold.
- Comprehensive information pack including technical surveys and site investigations available upon request.



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Location

The site lies 0.4 miles south-east of Ripley town centre, a market town with a population of around 21,000 located in the Amber Valley District.

Road access is excellent, with the A38 located 1.2 miles west connecting to the M1 at Junction 28 (situated 6 miles to the northeast) and the A610 less than a mile south leading directly to Nottingham (14 miles southeast). Alfreton is four miles to the north, Belper six miles to the south, and Derby city centre twelve miles south via the A38.

Public transport links include regular bus services from Park Street to Derby, Nottingham and Alfreton with the surrounding area comprising predominantly residential, with further housing developments in progress located nearby, indicating sustained demand.

Description

The site extends to approximately 1.4 acres in size and broadly triangular in shape, surrounded by established residential development to the north and west, with vehicular access directly from Park Street.

The site is currently occupied by twelve single-storey lock-up garages which are intended for demolition to create a new access road.

A previous planning application proposed the construction of twelve semi-detached three-bedroom, two-storey dwellings, each measuring 804 sq ft / 75 sq m, with a total gross external

area of 9,648 sq ft / 896 sq m, including provisions for up to twenty-one off-road parking spaces.

The application was refused on appeal solely on the grounds of a lack of S106 to facilitate residents parking provisions, with no objections raised to the design, density or principle of the development. Architects advise any new application will need to ensure that a approved S106 be agreed with Amber Valley Borough Council before they would issue any planning consent.

Accommodation

Having taken into consideration the boundaries the site extends to approximately 1.4 acres (0.57 hectares).

Planning

A comprehensive information pack relating to the previous application is available upon request from the agents.

Any enquiries should be made to the local planning authority.

Services

It is our understanding that all main services are available to the site.

Business Rates

The site is not currently listed as having a council tax banding and therefore we strongly advise that all interested parties make their own enquiries with the local billing authority.

Service Charge

A comprehensive package of site investigation reports, technical surveys and supporting documentation is available upon request, enabling a purchaser to address the parking issue.

Tenure

The property is available to purchase freehold and with vacant possession.

Price

Offers for the freehold are invited at £700,000.

VAT

It is our understanding that VAT is not applicable on the purchase of this property.

All figures quoted are exclusive of VAT.

Legal Costs

Each party are to bear their own legal costs in connection with this transaction.

Viewing

Strictly via appointment with sole agent - BB&J Commercial.

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