

Freehold Sale

Consented Mixed Use Development Opportunity

Station Street, Burton on Trent DE14 1BG

**Former Molson Coors Brewery**



**Total Site Area:**  
**5.23 Acres** (2.12 Hectares)

### Key Considerations:

- // Landmark town centre development opportunity
- // Prominent position on Station Street
- // Planning consent granted for Mixed Use Scheme
- // Planning application No. P/2022/01462
- // 5 minutes walking distance to the Town Centre and Train Station

# Location

The site is prominently positioned on Station Street in Burton on Trent, with additional frontages on to Cross Street and Duke Street, approximately 0.4 miles to the east of the town centre. Adjacent to the site is a Sainsbury's supermarket and the Brewhouse Arts Centre and Café Bar, whilst directly opposite is the main Molson Coors Brewery.

The area is well served having the benefit of a variety of local amenities nearby including high street retailers, gyms, supermarkets and leisure operators, namely Sainsburys, Next, The Gym Group, Marks and Spencer and Boots. The principal retailing destinations include the town centre, Coopers Square and the Octagon Shopping Centre, which are all within 5-minutes walking distance from the site whilst South Derbyshire College is half a mile to the southeast. Other amenities include local schooling, day nurseries, healthcare facilities, St Modwen Church, and the Market Hall, whilst there is also an impressive selection of bars and restaurants together with local public houses in the area, representative of the Town's brewing heritage.

**What3words:** ///liner.last.pencil



The site has the benefit of excellent transport links with the A38 junctions connecting to the A5121 north and south, both within circa 3 miles in distance, providing easy access to Derby (circa 15 miles to the north), and Birmingham, (circa 30 miles to the south). Burton on Trent also provides direct links to Leicester (circa 26 miles to the southeast) via the M1 motorway and Nottingham (circa 29 miles to the northeast) via the A52. The railway station is within 5 minutes walking distance and provides cross country services to major towns and cities which include Derby, Nottingham, Leicester and Birmingham.



Postcode: DE14 1BG

NEXT

Sainsbury's

Cross Street

Station Street



# Description

The site comprises the impressive former Molson Coors Brewery site with its three prominent frontages extending to circa 5.23 acres (2.12 Hectares), upon which stand an array of two, three and four storey buildings built circa 1860s in solid red brick construction, whilst more recently, there have been additional buildings constructed during the 1970s.

The buildings are laid out in a North East / South East orientation that reflects the historic configuration of the site. Two buildings are Grade II Listed and built circa 1864–65 in red brick construction whilst the modern industrial buildings occupy similar positions along a central spine as the original buildings on site. The main frontage on Station Street comprises a double gable end of the listed building and the silver fermenter silos, the latter of which stands circa 16m in height. Externally, vehicular access is available from all three frontages on Station Street, Duke Street and Cross Street.

# Prominent position on Station Street.



# Planning

We understand that the site has authorised planning consent for a hybrid re-development scheme for the demolition and site clearance works together with associated infrastructure, engineering works and open space with access from Station Street/egress from Cross Street and parking provision:

- 284no. dwellings (Class C3 use) comprising 1, 2 & 3 bed apartments.
- 154-key hotel (Class C1 use) laid out as aparthotels.
- The conversion of the two listed buildings to provide retail use under Class E (a) for up to 65 square metres and food and beverage sales use under Class E (b) for up to 770 square metres together with residential use on the upper floors under Use Class C3.
- Retail use (Class E (a)) of up to 600 square metres.
- Leisure use (Class E (d)) of up to 910 square metres.
- Office use (Class E (g) & (i)) up to 670 square metres.

Planning application no. P/2022/01462.

All planning information is available on request via the Data Room.



Consent granted for:



284no. dwellings  
(Class C3)



154-key hotel  
(Class C1)



Retail use  
(Class E (a))



Leisure use  
(Class E (d))



Office use  
(Class E (g) & (i))





BREWSHOP

BREWSHOP

Clamor  
01283 480 6

Burn  
Hair &  
Super  
• 100% H  
• Wigs  
• Cosme  
• Access  
• Salon S  
• Hair Ex  
• Pony Ta  
• Afro Br  
Let us call you

## Services

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

The agents have not tested any of the incoming services and interested parties should therefore make their own enquiries in this regard.

## Tenure

The freehold interest of the site is available to purchase with vacant possession and forms part of Title no. SF663610.

The site boundary is shown on the images for indicative purposes only.

## Terms

We are inviting offers on a Price on Application basis and will consider conditional and unconditional offers.

## VAT

All figures are exclusive of VAT, which will be charged at the prevailing rate.

## Business Rates

The site is currently exempt for business rates purposes.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## Anti-Money Laundering

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

## Viewing

Viewings are by appointment through the sole agents, Eddisons:

**Eddisons**  
0116 478 6055

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