



Land at Flagstaff Island

Flagstaff Park, A511, Ashby-de-la-Zouch, LE65 1JP

**Prime 5.8 Acres for sale
adjacent to Junction 13 of
the A42 - 8 Miles southwest
of the M1 Motorway**

5.80 Acres
(2.35 Hectares)

- Suitable for redevelopment for industrial, trade counter roadside uses including EV Charging
- Annual average daily traffic flow of c60,000 to 62,000 vehicles in both directions on the A42 and 17,700 on the A511 Nottingham Rd.
- Adjacent to McDonalds, KFC, Starbucks, M&S Simply Food, B&M and Tesco.

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Summary

Available Size	5.80 Acres
Rent	Rent on application
Price	Offers in excess of £3,000,000 Unconditional Offers Preferred
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - No building present

Accommodation

The accommodation comprises the following areas:

Name	Size	Availability
Ground - Development Site	5.80 Acres	Available

Description

The site comprises a partly fenced off and partly open greenfield site adjacent to all the retailers noted above. Access is easily gained from a number of directions once into the main Flagstaff Park commercial area.

Location

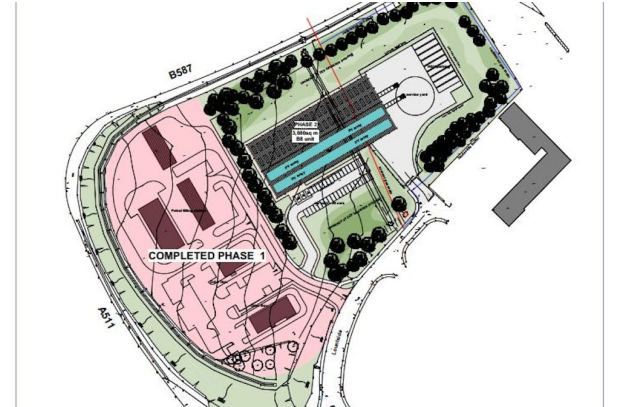
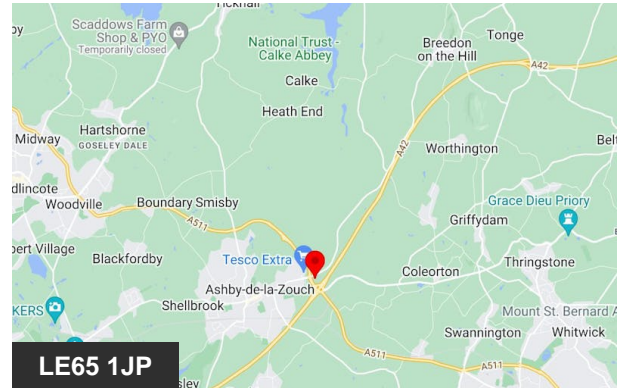
The site is located just of Junction 13 of the A42 with access from the A511 (Nottingham Rd) roundabout. The site itself sits behind an established KFC, Starbucks, McDonalds, Premier Inn, Brewers Fayre, Esso Fuel Station (with a Greggs). It is 0.35 miles east of Ashby de la Zouch, the nearest largest suburb that has a population of 16,491 people.

Ashby de la Zouch, is a market town and civil parish in the North West Leicestershire district of Leicestershire, near to the Derbyshire and Staffordshire borders. Swadlincote, Burton upon Trent, Melbourne and Coalville are within 10 miles (16 km), with Derby 12 miles (19 km) due north. It lies at the heart of the National Forest, 24 miles (39 km) south of the Peak District National Park, on the A42 between Tamworth and Nottingham.

Planning

17/01081/OUTM - Erection of a road related storage, maintenance and management facility (use classes B1 and B8) and associated site works (outline - all matters reserved). Permitted 2nd Aug 2019.

22/00691/REMM – approved. 24th Feb 2023 – Reserved Matters of the above Outline Permission.



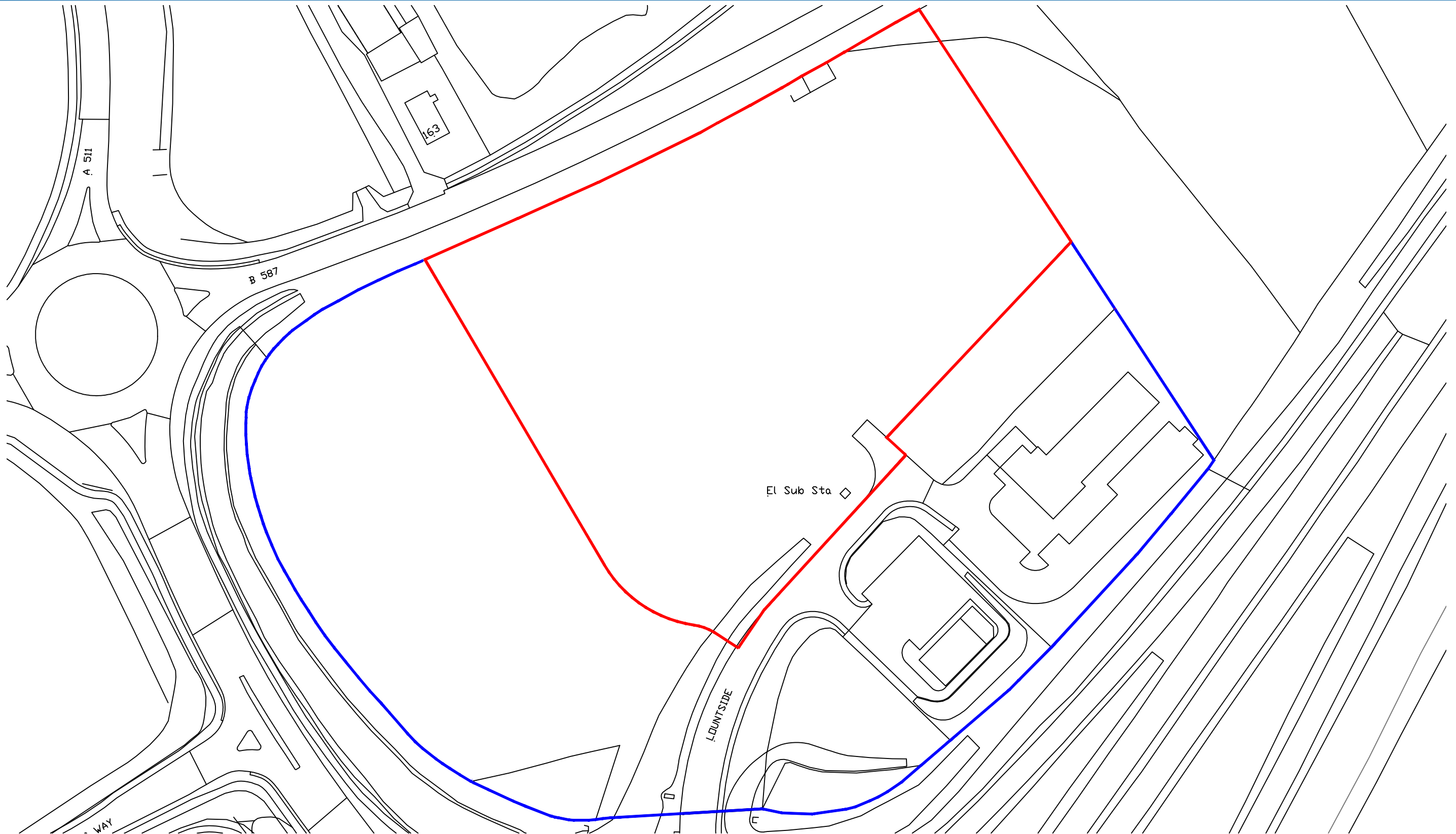
Viewing & Further Information



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Site Location Plan
Scale 1:1250 @ A3



Euro House
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Haslingden Road
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Site / Project Name:

Flagstaff
Ashby Gateway
Ashby-De-La-Zouch
LE65 1JP

Sheet Title:
Site Location Plan

Project Group:
NA

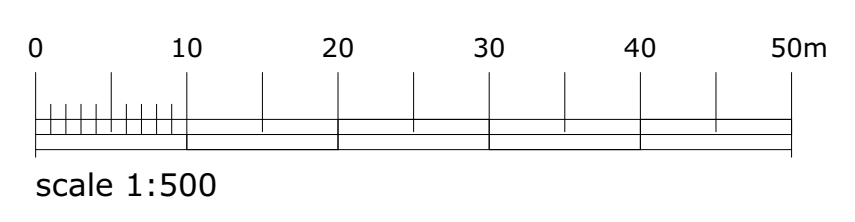
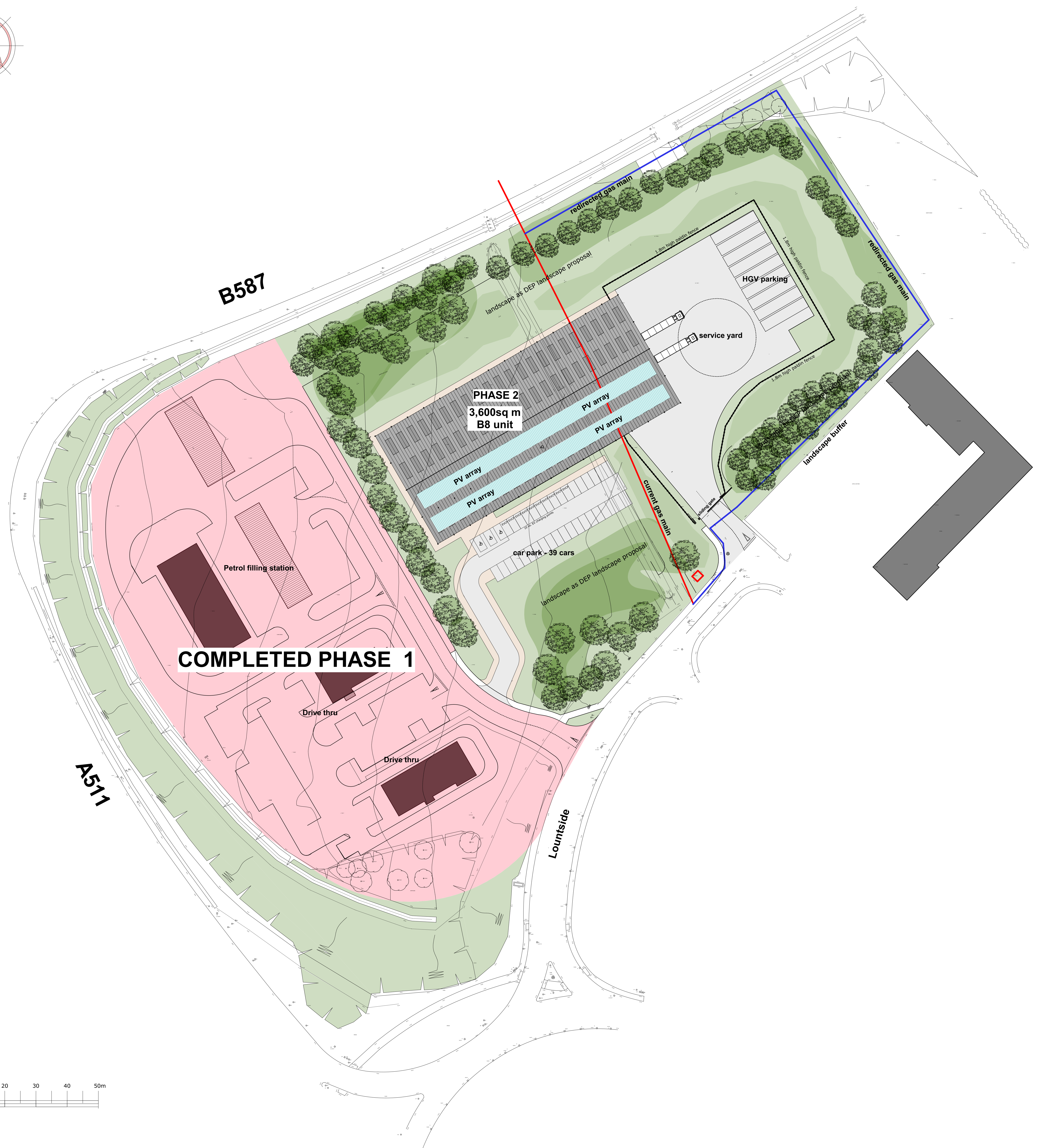
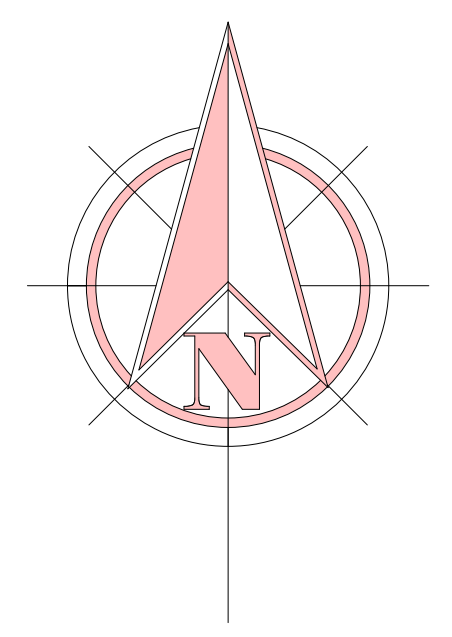
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Issue Date: 31.03.2017
Revision Date: 00.00.0000

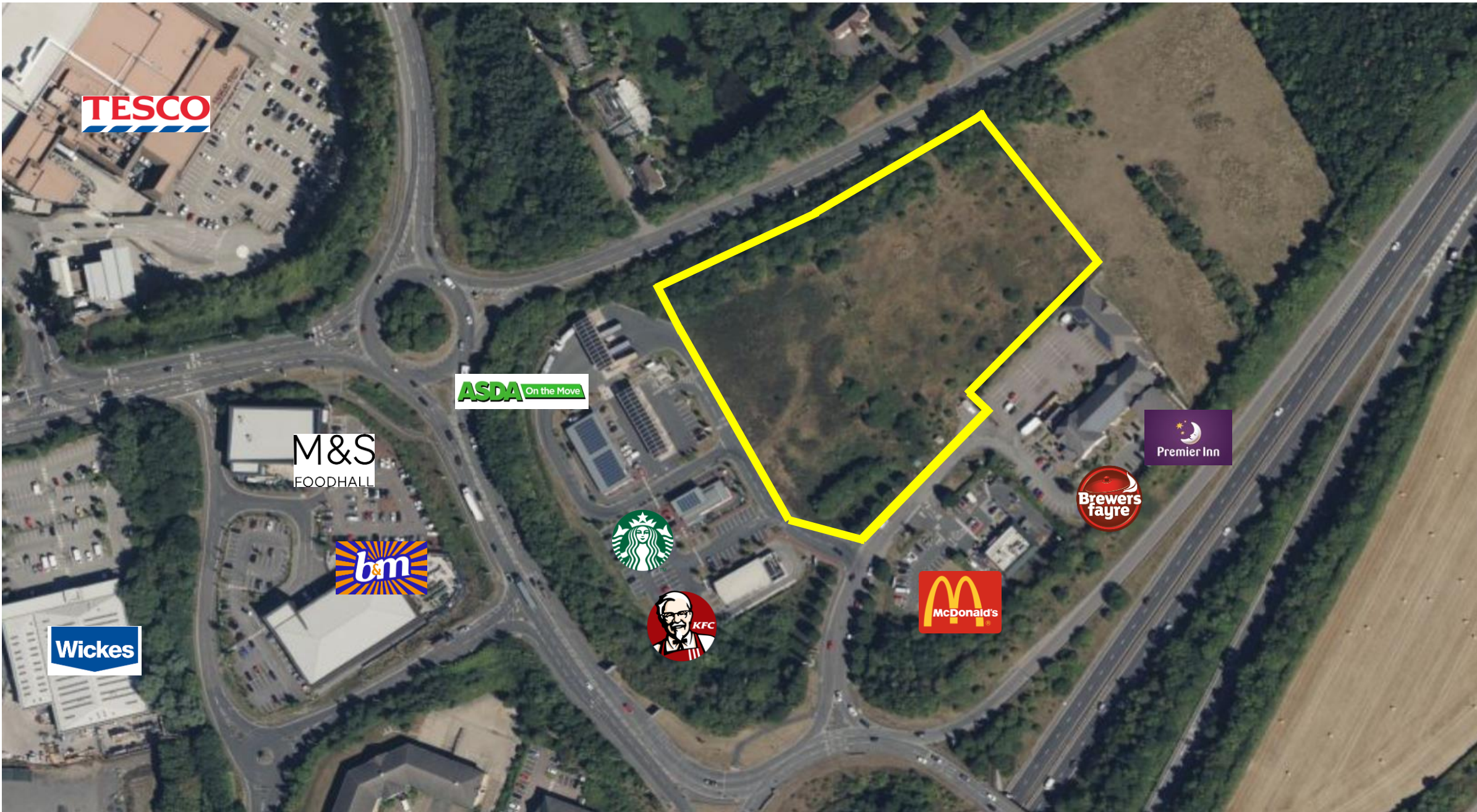
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A3

Revision Notes				Drawing Issue:	
Date	Rev	By	Description	<input checked="" type="checkbox"/>	Draft Proposals
00.00.00	--	--		<input type="checkbox"/>	Scheme
				<input type="checkbox"/>	Planning Approval
				<input type="checkbox"/>	Building Regulations
				<input type="checkbox"/>	Other

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TESCO

ASDA On the Move

M&S
FOODHALL

b&m

Wickes

