



**FOR SALE**

**LOCAL CENTRE SITE, WOODVILLE,  
SWADLINCOTE, DERBYSHIRE,  
DE11 8EX**

# LOCAL CENTRE SITE, WOODVILLE, SWADLINCOTE, DERBYSHIRE, DE11 8EX

## Key



Site Boundary (Local Centre)  
1.43Ha

Site area includes all of the red area, not centre line



## Local Centre site for sale in Woodville, Swadlincote

- Freehold sale by method of Private Treaty.
- Sale of local centre land extending to approximately 3.53 gross acres (1.43 gross hectares).
- Opportunity to deliver a mixed use centre to serve a major new residential and employment urban extension.
- The Local Centre site forms part of a wider mixed use development scheme with approved outline planning permission.
- The Local Centre has been master-planned to accommodate as follows:

Use Class	Size (sq ft)	Size (sq m)
A1 food store	17,222	1,600
A3 restaurant/fast food	7,534	700
A4 public house	5,920	550

- Outline planning consent granted for the wider development site to comprise up to 300 dwellings, Employment Site, public open space, landscaping and associated drainage infrastructure, together with access from Woodville Regeneration Route.
- Option for the land to be delivered remediated and serviced by the promoter.



## Location

The site is located to the south west of Woodville. The sustainably located towns of Woodville and Swadlincote are key employment hubs which have undergone significant regeneration in recent years.

Woodville is located approximately a mile east of Swadlincote and connected to the A511 and A444, which provides convenient access to the A42/M42 and wider Midlands motorway network and major centres. Nearby occupiers include Clipper Logistics, TNT, GAP Hire and Keystone. There are also a range of national retailers in nearby Swadlincote town centre including Morrisons and Sainsbury's.

## Description

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 marketing of site R2 has commenced with bids due in November 2022.

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.

## Harworth's Remediation and Earthworks Strategy

The land's previous history of open cast mining means that any development will require remediation and servicing. Purchasers will have the option of the land being delivered with these works undertaken by Harworth who are one of the UK's premier brownfield regeneration specialists.



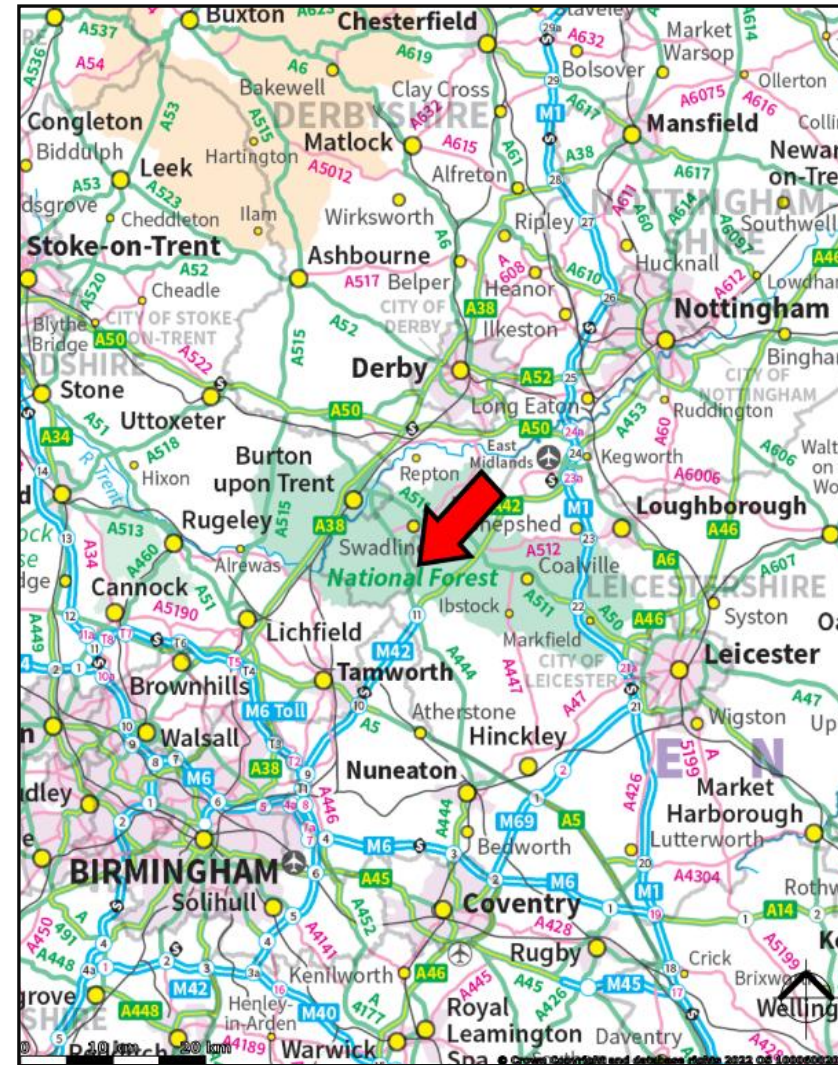
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## Travel Times and Distances

Town/City	Distance (miles)	Time (mins)
Burton upon Trent	6.5	17
Derby	17.7	31
Tamworth	17.9	31
Lichfield	17.9	37
Leicester	21.7	43
Nottingham	26.2	41
Birmingham	30.1	41
Coventry	36.4	48

Motorway/A Road	Distance (miles)	Time (mins)
A42/M42 (J13)	5.2	10
A38 (Branston Junction)	8	22
M1 (J23A)	13.2	19
A5 (Dordon)	13.4	20
A50 (J1)	15.3	22

Airport	Distance (miles)	Time (mins)
East Midlands (EMA)	14.6	20
Birmingham (BHX)	27.3	35



**Planning**

South Derbyshire Planning Committee resolved to grant outline planning permission for up to 300 dwellings, a local centre and employment land on land north of Occupation Lane, Woodville Regeneration Area, Swadlincote, on 30th June 2020. Outline planning permission was granted on 8th April 2022. The application reference number is: DMPA/2019/0931 and the development description is as follows:

"Outline application with all matters reserved, except for part access into the site from Moira Road, for the residential development of up to 300 dwellings, a local centre comprising a 1,600sqm food store (Class A1 Use), 700sqm restaurant/fast food (Class A3 Use) and 550sqm pub (Class A4 Use), together with employment land consisting of 2,000sqm Class B1(b) research and development and/or B1(c) light industrial uses, 4,000sqm Class B2 general industrial uses and 8,000sqm Class B8 storage and distribution uses, together with access from the Woodville Regeneration Route (to be delivered by others), and public open space, landscaping and associated drainage infrastructure on Land north of Occupation Lane (Woodville Regeneration Area), Woodville, Swadlincote".

The following table summarises the financial contributions required by the Section 106 Agreement that are relevant to the employment and local centre sites:

Contribution	Amount	Per	Details
National Forest Commuted Sum	£7.50	per sqm	Of the total area of the National Forest Planting Area to be transferred to the Council.
National Forest Off site Contribution	£35,000	per Ha shortfall	Paid to the Council in the event that the National Forest Planting Area does not meet the National Forest Planting Requirement.
SUDS Maintenance Sum	TBC	TBC	Calculated using the schedule set out in Appendix 1 of the S106.
Travel Plan Contribution	£10,150	One-off payment	Paid by the landowner to the County Council and used towards monitoring individual Travel Plans for each Phase of

### **Technical Pack**

A comprehensive pack of planning and technical information is available upon request from the marketing agent.

### **Local Planning Authority**

South Derbyshire District Council

Civic Offices

Civic Way

Swadlincote

DE11 0AH

T: 01283 595795

### **Plans, Schedules and Boundaries**

The plans and schedules within these particulars are based on Ordnance Survey data and are provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership.

Neither the Vendor nor the Vendor's agent will be responsible for defining the boundaries or the ownership thereof.

### **Rights of Ways, Wayleaves and Easements**

The site is sold subject to all Rights of Way, Wayleaves and Easements whether or not they are defined in this brochure.

### **Tenure**

The site will be sold freehold, with vacant possession given on completion.

### **Method of Sale**

The site is to be sold by method of Private Treaty

### **Basis of Offers**

Offers are invited to purchase the Local Centre site only:

- Approximately 3.53 gross acres (1.43 gross hectares).
- Outline planning approved for A1, A3 and A4 uses.
- The promoter can deliver the local centre site remediated and connected to services if specified by the purchaser as part of their offer.

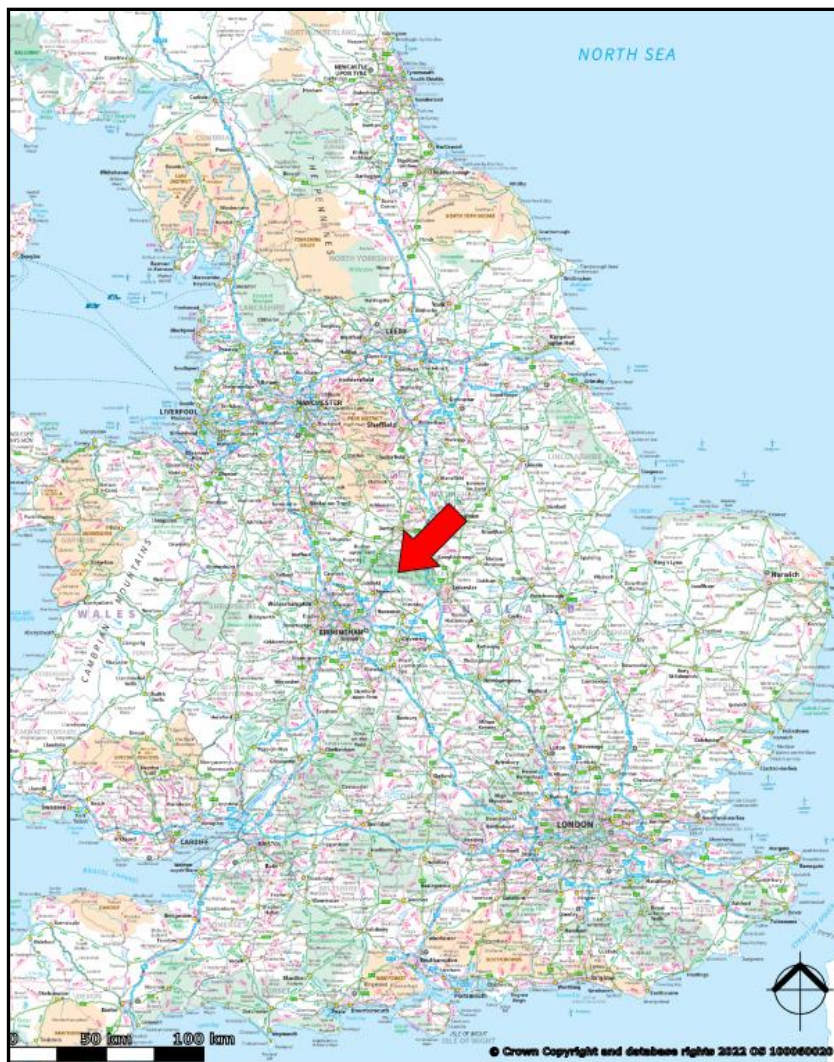
### **Costs**

Each party will be responsible for their own legal fees on completion.

### **VAT**

Please note that the Vendors have elected to tax the Property for VAT prior to the sale and output VAT will thus be chargeable on the sale price.

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## Marketing Agent

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EMPLOYMENT  
SITE

LOCAL CENTRE  
SITE

RESIDENTIAL R2

RESIDENTIAL R1