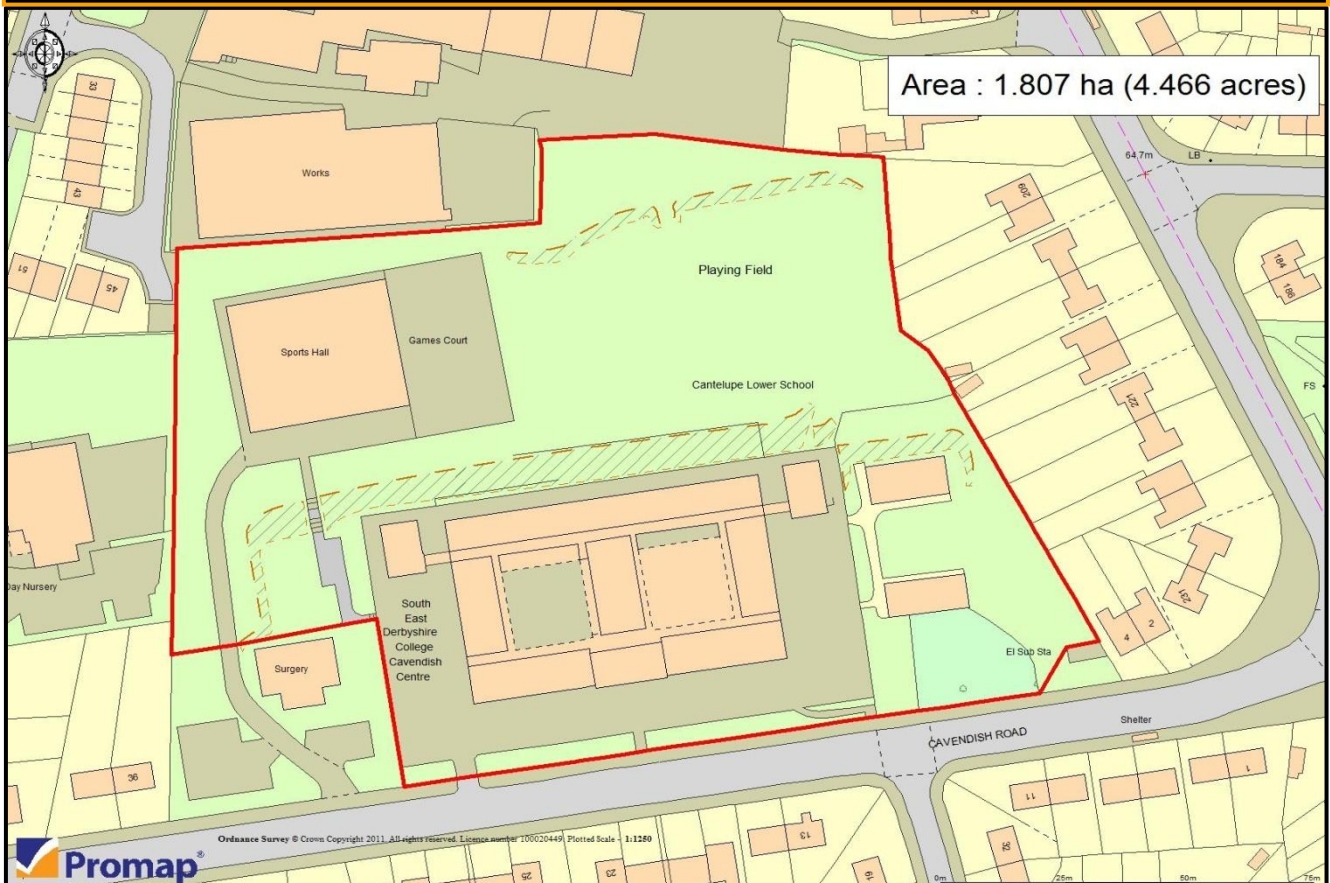


ON THE INSTRUCTION OF



MAJOR NEW HOUSING DEVELOPMENT SITE FOR SALE



**1.8 ha to be sold by informal tender –
planning for 53 houses**

Location

The site formerly comprised a school building and, more recently an FE Campus for Derby College. The buildings have now been demolished with the exception of the Sports Hall.

The site is located within a primarily residential area, off Cavendish Road, a short distance from Ilkeston Town Centre. Cavendish Road itself comprises a mixture of largely semi-detached properties built in the mid 20th Century, with a substantial newly built Primary Healthcare Centre adjacent to the site. Ilkeston Town Centre has a reasonable range of shopping, service and leisure facilities and the site is also well located for public transport links with bus stops close by, running directly to Derby and Nottingham.

Description

Until 2010, the site housed accommodation for South East Derbyshire College who subsequently merged with Derby College. Following the merger, Derby College has undertaken a property strategy review and has concluded that the Cavendish Road site is surplus to requirements. Receipts released from the sale of this asset will enable funds to be invested in new and enhanced education facilities elsewhere in Erewash.

The site has been cleared to slab, save the retention of the Sports Hall which is a relatively modern facility of 800 sq m whose use is currently limited by the College – this facility is expected to close in Spring 2012 with a replacement facility currently under construction elsewhere within Erewash, within Derby College's Broomfield Hall Campus.

Size

Plans are attached showing the extent of the site which extends to 1.8 ha

Tenure

The site is held Freehold

Planning

On 16th December 2011, Derby College expect to receive Outline Planning Permission for 53 dwelling houses. In parallel, Heads of Terms informing the S106 Agreement are close to resolution and it is fully expected that after the Planning Meeting, the S106 Agreement will be signed.

Copies of all the essential Planning and Core documents are available upon request – in the meantime a layout plan is attached which is an extract from the Planning Application.

A number of approaches have already been received by Rigby & Co from other residential type uses, including Care Homes/Healthcare uses – there appears to be potential for introducing such uses, subject to further discussion with Erewash Borough Council.

Core Documents

Documents available include:

- ❖ Topographical Survey
- ❖ Flood Risk Assessment
- ❖ Tree Survey
- ❖ Traffic Survey
- ❖ Acoustic Survey
- ❖ Planning Statement
- ❖ Design & Access Statement

Derby College's Engineers, Jackson Purdue Lever, are currently carrying out the Phase 1 and 2 combined Geo-Environmental Exploratory investigation that will consider proposed foundation solutions, including mining issues and environmental assessment for a residential end use.

That piece of work will be completed towards the end of January 2012 and it is fully expected that any condition on Geotechnical matters referred to by any potential purchaser, will be capable of being discharged once the Jackson Purdue Lever Report has been considered.

VAT

All figures quoted are exclusive of any VAT liability

Site Access

The site can be viewed from the roadside, Prospective Purchasers and their advisors are expected to take care if they do walk onto the site.

Terms of Sale

The site will be disposed of through an informal tender process with a date requesting sealed bids to be circulated shortly – probably in time for late January 2012. If you are interested in participating in this process then please notify Rigby & Co as soon as possible and you will receive regular updates on the mechanics of the process.



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