

A MAJOR CITY CENTRE DEVELOPMENT SITE FOR SALE

**DERBY: A CITY UNDERGOING A £2Bn
PHYSICAL TRANSFORMATION**



1.3 acres (0.52 ha)

**Becketwell Lane
St Peter's Business Improvement District
Derby**



LOCATION/DESCRIPTION

Since 2006, Derby City Centre has undergone a radical and progressive transformation. Westfield, chose the City as its preferred site for its first European new Shopping Mall in 2007, this involved a substantial extension to Derby's Primary Shopping area with Westfield Derby now attracting 25 million visitors annually.

Specifically, the site comprises a former 1960's shopping centre, now cleared of buildings and offering extensive potential for a range of planning uses. Derby City Council – the Local Planning Statutory Authority, view this site as a priority redevelopment opportunity – see later.



Subsequently, Derby has seen a number of other large projects completed, including a new "Super Hospital", the Derby Royal, Riverlights – a new central public transport hub, including hotels for Hilton and Holiday Inn, together with Casino and Bars, and the completion of new road infrastructure which has provided Derby with a fast flowing inner ring road.

The subject site sits adjacent to the newly designated St Peter's Business Improvement District – an interesting popular shopping/leisure destination, predominantly identified by independent retailers. The site is a very short distance from Cathedral Quarter, this was Derby's first BID and is now a thriving shopping, leisure and entertainment destination.

PLANNING

The site is currently without any specific detailed Planning Consent – the last Outline Planning Consent granted was for a 120,000 sq ft mixed-use leisure complex in 2004.

As part of Derby's ongoing Regeneration cycle, Derby City Council are currently putting the finishing touches to a newly adopted Masterplan for Regeneration and Redevelopment in the City Centre. One of the key corporate priorities already identified by the Local Authority (and subsequently endorsed by a Consultation) is a comprehensive improvement and modernisation of the Becketwell Development Area, within which the subject site sits.

The site is considered to have potential for an extremely wide range of commercial and residential uses, including retail, leisure, offices and housing. Interestingly the topography of the site also lends itself to high rise developments.

The owners of the site and Rigby & Co are liaising closely with Derby City Council's Regeneration Team – Derby City Council have indicated that they would wish to gain a full understanding early of any development proposals for this site – interested parties who may wish to talk more about the City's vision are encouraged to liaise directly with the City Centre Regeneration Team, headed up by Greg Jennings Greg.Jennings@derby.gov.uk, and supported by Neil Johnson neil.johnson@derby.gov.uk and Mark Leach mark.leach@derby.gov.uk

TENURE

Freehold with Vacant Possession

THE NEXT STEP?

Call Russell Rigby

Tel: 01332 203377
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METHOD OF DISPOSAL

The site is to be disposed of through an informal tender process – further details will be supplied by Russell Rigby at Rigby & Co. Please register your interest in this site directly to us and you will automatically receive additional sales information and clarification on the sale process.

SITE ACCESS/VIEWING

The site can be viewed from all four sides – the security people are responsible for controlling the access gate and this can be opened up to allow access onto the site, subject to supplying a short period of notice.

6 Pride Point Drive, Pride Park, Derby, DE24 8BX.

Tel: **01332 203377**
www.rigbyandco.com

(Photographs courtesy of Tristan Poyser Photography)

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Derby

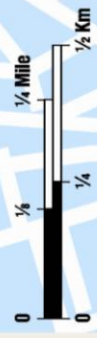
Derby

Map showing streets, landmarks, and numbered points of interest. A yellow highlighted area is labeled "THE SITE".

- 1 Assembly Rooms
- 2 BBC Radio Derby
- 3 Big Screen
- 4 Bonnie Prince Charlie Statue
- 5 CAB/Passport Office/Law Centre
- 6 Showcase Cinema De Lux
- 7 Coach Pick-Up/Drop-Off Point
- 8 Derbyshire County Cricket Ground
- 9 Derby Cathedral
- 10 Derby Cathedral Centre
- 11 Deida (Derby Dance Centre)
- 12 Derby Evening Telegraph
- 13 Derby Coal
- 14 Derby Museum & Art Gallery/Library
- 15 Derby Theatre
- 16 Eagle Market
- 17 Guildhall Theatre
- 18 Joseph Wright Centre (Derby College)
- 19 Market Hall
- 20 Pickford's House Museum
- 21 Police Enquiry Office
- 22 Police HQ
- 23 QUAD
- 24 Queen's Leisure Centre
- 25 Railway Station
- 26 Royal Crown Derby
- 27 Silk Mill (part of the Derwent Valley Mills World Heritage Site) (Conservation Area for redevelopment)
- 28 Pride Park Stadium
- 29 The Derby Roundhouse
- 30 Bus Station
- 31 Parking
- 32 Designated Disabled Parking (No. of spaces)
- 33 Shopmobility (16 designated car parking spaces)
- 34 Tourist Information Centre
- 35 Toilets
- 36 Footpath
- 37 One Way Streets
- 38 Restricted Vehicle Access
- 39 Pedestrianised Streets
- 40 Cal de sac
- 41 Library
- 42 Place of worship
- 43 Westfield Derby
- 44 Cathedral Quarter
- 45 St Peters Quarter

Pride Park

Inset map showing a detailed view of the area around the stadium, including streets like Pride Parkway and Royal Way.



All details correct at time of going to print, July 2011.



THE SITE