



Residential Development Site off Lucas Lane, Hilton

Residential Development Site off Lucas Lane, Hilton, Derbyshire DE65 5GW

A residential development site on the northern edge of the village of Hilton with Outline Planning Permission for up to 57 residential dwellings extending to approximately 4.46 acres (1.804 hectares)

FOR SALE BY INFORMAL TENDER
CLOSING DATE: 12 NOON FRIDAY 2nd OCTOBER 2020

Location

The site is located on the northern edge of the village of Hilton, occupying a very accessible position with views of adjoining countryside. The village of Hilton offers a good range of amenities and facilities including a village shop, grocery shops, post office, village hall, local Primary School, Doctors Surgery, Parish, Methodist Church and public houses. The site is also within the catchment area of John Port Spencer Academy which is located in Etwall, 2 miles to the east.

The site is situated approximately 9.6 miles South West of the city of Derby and 19.2 miles North of the Cathedral city of Lichfield, which both provide a wide range of amenities and facilities such as high street shopping, supermarkets, hospitals, dining facilities and recreational facilities. The town of Burton upon Trent is situated approximately 7.2 miles North, together with the town of Uttoxeter being located approximately 12.17 miles West of the development site where further amenities are located.

The development benefits from excellent commuter links being located a just off the A50 providing transport links to M1, A38, M42, M6 and M6 Toll. Main railway networks are also located nearby in Derby, Lichfield, Burton and Uttoxeter, where connections to Birmingham and Nottingham can be made, with fast connections to London. International airports are also located within easy commuting distance with East Midlands Airport situated approximately 16.7 miles East of the development and Birmingham and Manchester Airports within an hour and a half.

Description

This greenfield residential development site being sold extends in total to approximately 4.46 acres (1.804 hectares) with outline planning permission for 57 dwellings, as outlined in red on the sale plan. The land is currently down to pasture and is bounded by mature hedgerows together with the A50 to the North and access is currently gained to the site off Lucas Lane.

The permission will allow for the erection of up to 57 dwellings including 30% affordable homes. It is expected that the scheme will provide for a combination of 1, 2, 3 and 4 bed dwellings, with the site expected to be a mixture of detached, semi-detached and bungalows properties together with a small number of flats.

Directions

From Derby: Travelling west along the A50, exit junction 5 (signposted Derby A516), merge onto the A516 taking the first exit left at the roundabout, onto the A5132.

Continue on the A5132 for approximately 0.3 miles, taking the first left at the roundabout, continuing on A5132, sign posted for Hilton Business Park. Follow the A5132 for approximately 0.2 miles, again taking the first left at the roundabout. Continue on the A5132 for 0.3 miles, taking a left turn on to Lucas Lane. Continue on Lucas Lane for approximately 0.4 miles, the development site is located on the left, as indicated by our 'For Sale' board.

General Information

Planning

South Derbyshire District Council on 1st July 2020 resolved to grant Outline Planning permission with all matters reserved except for access (which is approved) under planning application number DMPA/2019/1143, for the erection of up to 57 residential dwellings

Section 106 Agreement

A Section 106 agreement is provided within the information pack as noted below

Information Pack

An Information Pack provides further information comprising of: Design and Access statement, Planning sustainability statement, planning application and Illustrative layout.

The information pack is available via the link <http://bit.ly/hiltoninfo> or from the selling agents. Please contact the Uttoxeter office on 01889 562811 or uttoxeter@bagshaws.com for further information.

Plans, Areas & Photographs

The plans and images are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the site. Any discrepancies shall not annul the sale nor entitle either party to compensation.

Services

It is understood that mains services are located nearby to the site but interested parties should make their own enquires as to the availability and suitability of services.

Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefits of any wayleave easements and rights of way whether disclosed in these particulars or not.

It is assumed that all sporting, timber and mineral rights are included in the freehold sale of this property.

South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH
Tel: 01283 595730

Ansons LLP, St Mary's Chambers, 5-7 Breadmarket Street, Lichfield, Staffordshire, WS13 6LQ
Tel: 01543 263456 Ref: D Anderton

Providence Land Ltd, 79 Great Peter Street, Westminster, London, SW1P 2EZ

Tel: 0207 222 4402

The site is available freehold with vacant possession on completion.

The site is for sale by Informal Tender and all tenders should be made in writing on the specified tender form enclosed in the Information Pack available from the selling agents.

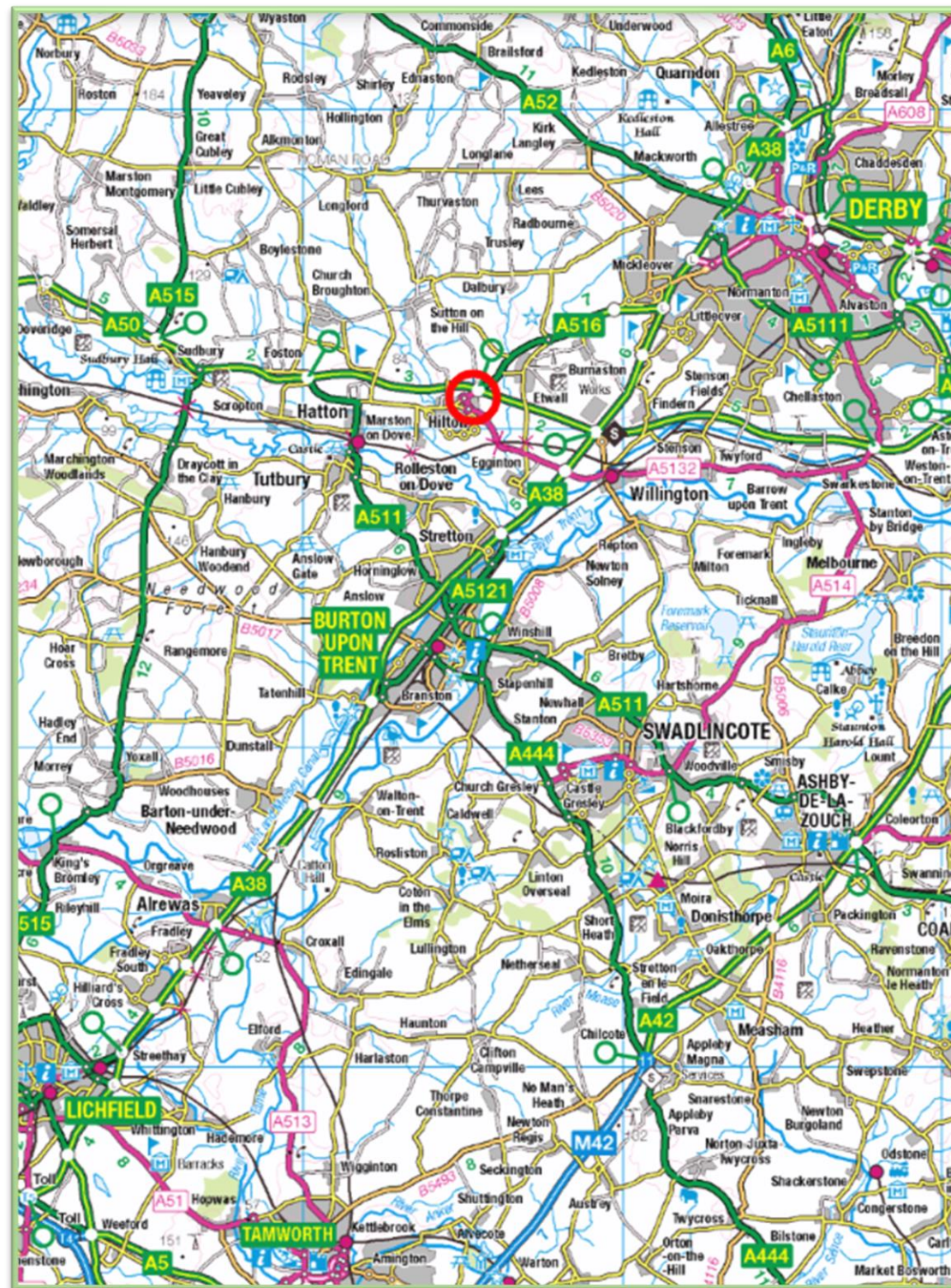
All offers should be submitted for the attention of Malcolm Gale at Bagshaws LLP, 69 Derby Road, Uttoxeter, Staffordshire, ST14 8EB. Alternatively, email directly to malcolm.gale@bagshaws.com.

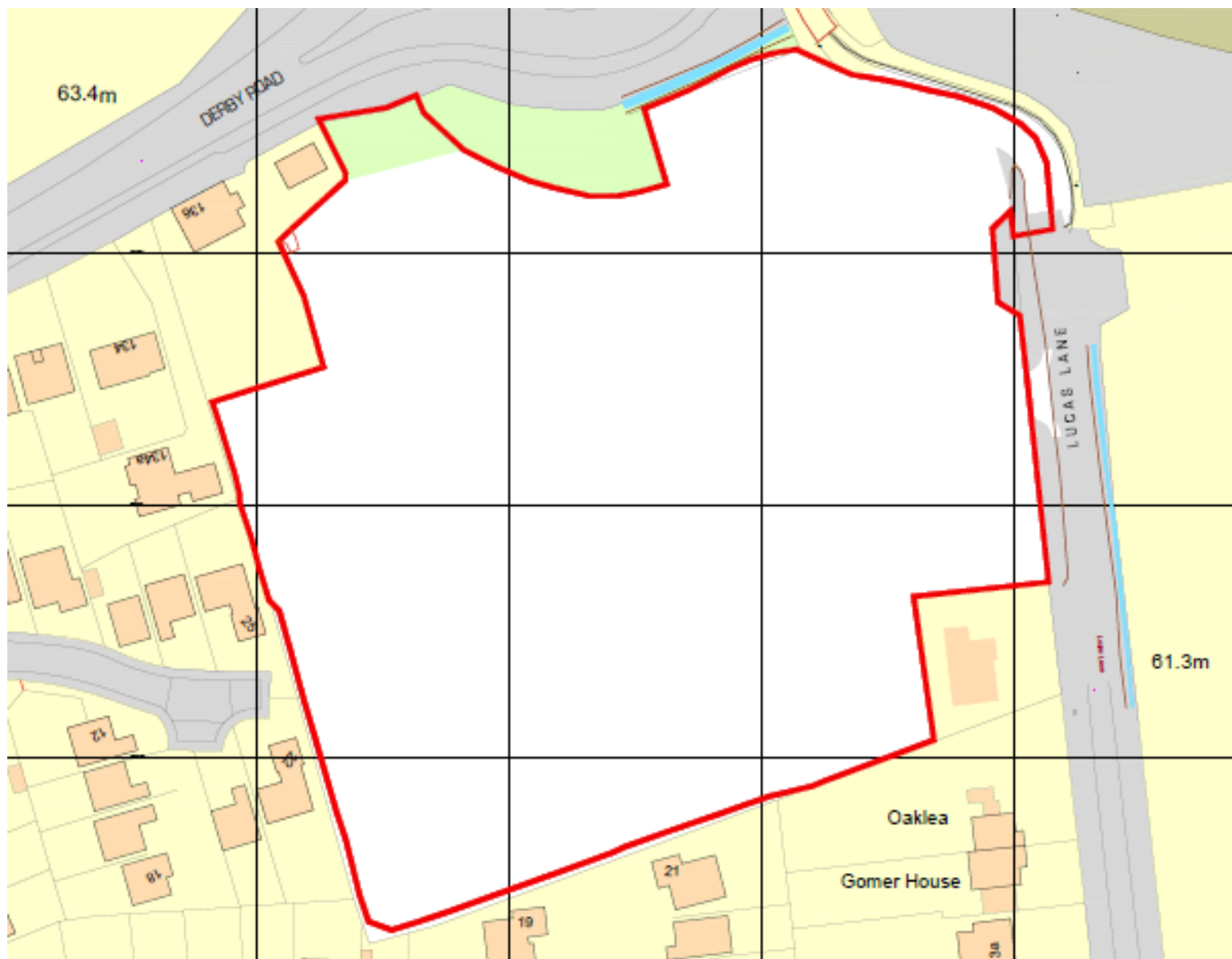
We would suggest all purchasers submitting an offer request an acknowledgement as confirmation that the offer has been received. The agent will not be responsible for the safe receipt of any offer that has not received an acknowledgment.

All tenders to be received by 12 Noon Friday 2nd October 2020.

Viewing is strictly by appointment through selling agents, Uttoxeter office on 01889 562811 or email; utttoxeter@bagshaws.com

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





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