

Residential Development Site

- 2.57 Acres (1.04 Hectares)
- Planning for 21 residential dwellings
- Potential to increase the number of units subject to planning
- Drainage and estate road in situ

For enquiries and viewings please contact:



Matthew Hannah
0115 924 3243
mhannah@innes-england.com



Sam Hall
0115 924 3243
shall@innes-england.com



Maple Avenue, Ripley, Derbyshire DE5 3PY

Location

The site is situated in Ripley, a town in the Amber Valley Borough of Derbyshire with a population of approximately 21,000 people. It lies 10 miles north of Derby, 14 miles north west of Nottingham and 16 miles from The Peak District National Park.

The site is accessed off Maple Avenue, adjacent to Maple Avenue shopping parade with a Co-op convenience store. Sir Barnes Wallis Public House, multiple takeaways and a hairdresser. Ripley Junior and Infants School is located 0.2 miles from the site.

The site comprises a gross area of approximately 2.57 Acres (1.04 Hectares). Service roads as well as a surface water drainage system and have been previously installed in order to keep the permission extant. The property is freehold and is offered with vacant possession.

Description

The site compromises a gross area of approximately 2.57 Acres (1.04 Hectares). Service roads as well as a surface water drainage system have been previously installed in order to keep the permission extant. The site currently has planning for 21 residential dwellings.

Offers in the region of £1.3m are invited for the freehold interest. Unconditional and Conditional offers will be considered.

Accommodation

	Acres	Hectares
Total	2.57	1.04

Planning

Outline planning permissions for residential development was granted on 20 January 2004 by Amber Valley Borough Council (Reference AVA/2000/0416).

Detailed planning consent was granted on 15th May 2006 for the erection of 21 dwellings with access from Maple Avenue (Reference AVA/2005/0909).

The Consent is subject to a S.106 agreed requiring the provision of a nature conservation area, as well as an education contribution of £700 plus VAT per dwelling and a financial contribution of £500 towards traffic management.

Further information including; topographical survey, CCTV drainage survey, site layout details and elevations are available on request.

Tenure

The property is freehold and is offered with vacant possession.

Price

Offers in the region of £1.3m

VAT

Awaiting confirmation.

Legal Costs

Each party will be responsible for their own legal costs.

Viewing

Viewings are by appointment with sole agents Innes England.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 14-Aug-2018

Developed Area 0.79 Hectares
4No 2 Bed Terraced (Type I) - Plots 13,14,15,16
2No 3 Bed Semi (Type II) - Plots 11,12
5No 3 Bed 3 Storey Terraced/Integral Garage (Type III) - Plots 17,18,19,20,21
3No 4 Bed Detached (Type IV) - Plots 3,5,7
5No 3 Bed/Integral Garage (Type V) - Plots 4,6,8,9,10
2No 2/3 Bed Dormer Bungalows - Plots 1,2
Total Plots = 21



