



**RUSHTON  
HICKMAN**

Website:  
[www.rushtonhickman.com](http://www.rushtonhickman.com)

**FOR SALE**  
**HOLIDAY HOME/LEISURE DEVELOPMENT SITE**  
**FORMER REPTON QUARRY**  
**KINGFISHER LANE**  
**WILLINGTON**  
**DERBYSHIRE**  
**DE22 1BW**



- Surveyors • Valuers • Land & Estate Agents • Property Managers

## **FORMER REPTON QUARRY, KINGFISHER LANE , WILLINGTON , DERBYSHIRE**

### **DIRECTIONS**

When entering the village of Willington, from the A38 junction, at the first traffic island turn right onto Repton Road, take the second turning on your right into Kingfisher Lane, which also gives access to the local doctors surgery and you will find the gateway to the site in front of you as identified by our For Sale Board.

### **SITUATION AND DESCRIPTION**

This is a clearly defined tourist destination to be brought forward as a holiday home development to provide 60 residential units in total and associated support accommodation combining reception area, operational offices, small retail area for emergency supplies, storage etc all set around attractive ponds and lakes on land previously used for mineral extraction.

### **ACCOMMODATION**

The scale and size of accommodation is a reserved matter under the outline planning consent. It is suggested that there should be a mix of sizes and a variety ranging between 1.5 to 3 storey dwelling units either detached or in terraced groups.

### **PLANNING**

Outline planning consent was granted on 11 January 2014 for the development of holiday and leisure accommodation upon this site (Planning Application no. 9/2012/0027). A unilateral undertaking was also signed by the owners on 11 July 2014.

Copies of the planning consent and supporting documents can be found in the information pack which is available upon request via a Dropbox or on a CD.

The information pack contains:

- Application Form
- Amphibian Survey
- Boundary Plan
- Design & Access Statement
- Ecological Survey
- Environmental Statement
- Flood Risk Assessment
- Groundsure GeoInsight
- Groundsure EnviroInsight
- Historical Mapping
- Indicative Sketch Site Layout
- Land Contamination Assessment
- Landscape Visual Assessment
- Landscape Visual Location Plan
- Newt Survey and Mitigation Plan

- Planning Consent
- Proposed Masterplan
- Site Location Plan
- Topographical Survey
- Unilateral Undertaking

## **TENURE**

Freehold with vacant possession upon completion.

## **METHOD OF SALE**

The freehold site, with vacant possession is offered for sale by private treaty. If you have any further queries or wish to visit the site please contact our office to make the necessary arrangements.

## **LEGAL COSTS**

Each party to be responsible for their own legal and professional fees incurred in the transaction.

## **VIEWING**

By prior appointment with Rushton Hickman Limited.

## **REFERENCE**

C1151 - 160615

### **186 HORNINGLOW STREET, ANSON COURT, BURTON UPON TRENT, STAFFS. DE14 1NG.**

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