

**Lambert  
Smith  
Hampton**

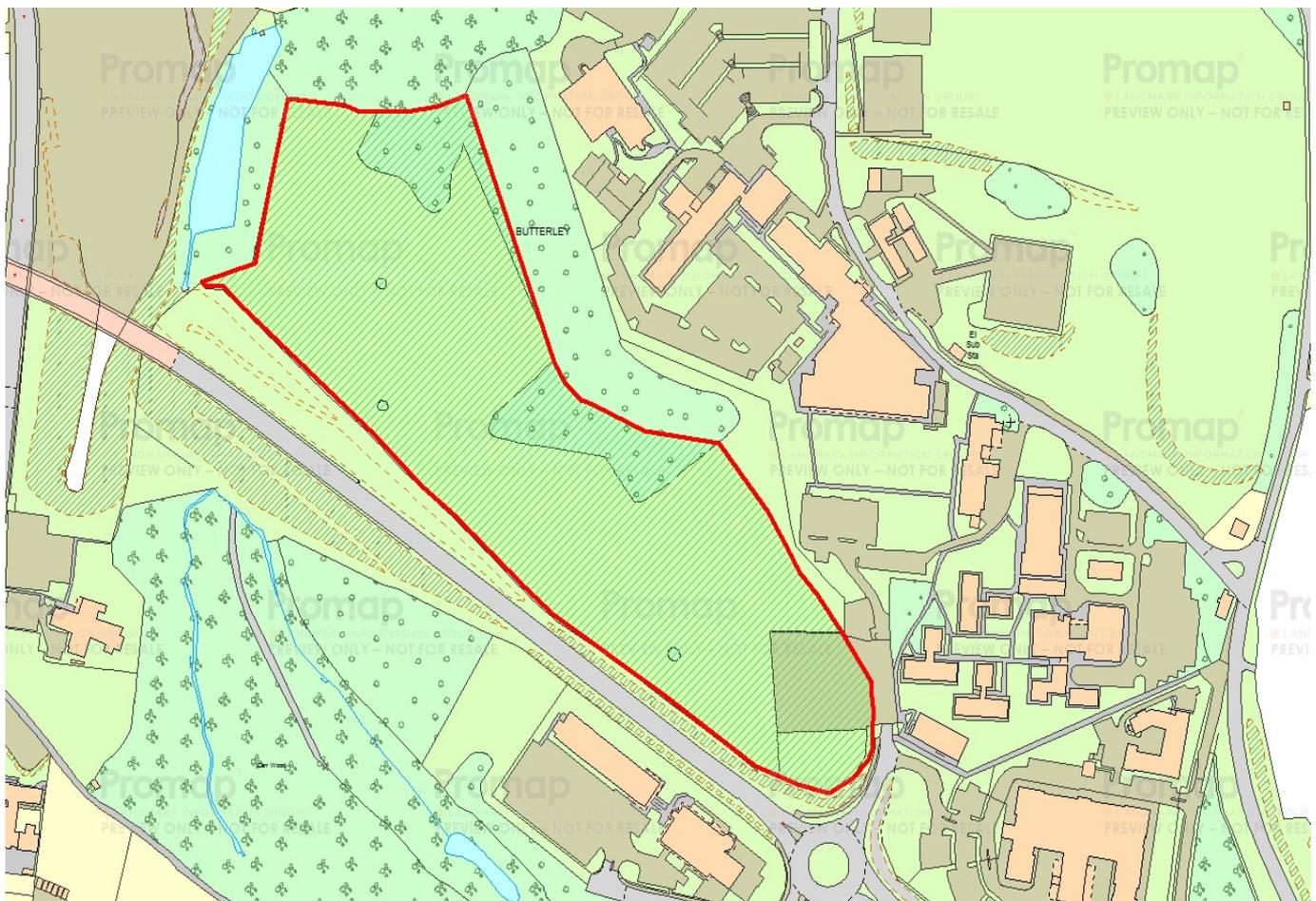
**0115 950 1414**

# For Sale

Land/Development site

## Expressions of Interest Invited

Land at Wyatts Way, Ripley, Derbyshire



- 13.6 Acres (5.5 Ha)
- Suitable for a large residential development STP
- Close proximity to Ripley town centre
- Excellent transport links

**Lambert Smith Hampton**

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# Land at Wyatts Way, Ripley, Derbyshire

## Location



Ripley is a market town situated approximately 12 miles north of Derby, in the district of Amber Valley.

Wyatts Way is located approximately ½ mile north-east of Ripley town centre, accessed immediately off the A610 trunk road, less than 1 mile from its junction with the A38 dual carriageway, immediately north of the town.

Wyatts Way provides access to the Derbyshire Police and Derbyshire Fire Authority HQ at Butterley Hall. The land itself sits between the HQ facility and the A610.

Nearby land on the south side of the A610 has been developed in recent years to include a Sainsbury supermarket, McDonald's and a pub.

## Description

The subject site is an area of undeveloped land which is fenced and has some low level vegetation. The site area is approximately 5.5 hectares (13.6 acres). The site slopes down from the Police & Fire headquarters towards the A610. Part of the site has been used for parking associated with the Police.

## Accommodation

The site extends to the following area;

Site Area	Acres	Hectares
Total	13.6	5.5

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Expressions of Interest

Expressions of interest are sought in the land which is to be made available freehold with vacant possession. Our client envisages a conditional sale at a price in excess of £3,000,000.

## Planning

The land has no planning consents current in place but would suit a residential/mixed use development.

The site has no specific designation within the current Amber Valley local plan but is allocated in the Adopted 2015 Ripley Neighbourhood Plan for housing development.

Interested parties should also make their enquiries with the local planning authority.

## Utilities

We understand that all mains services are available to the site, although we have not made enquiries of the respective service supply companies.

## Disclaimer

For the purposes of this brochure, the site outline is for descriptive purposes only. A full legal pack will be provided ahead of sale.

## Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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