

# LAND AT **NEW HOUSE FARM,** MICKLEOVER, DERBY, DE3 0DN



Prime Residential Development Opportunity  
Approximately 12.88 hectares (31.82 acres) with outline  
planning permission for up to 300 dwellings



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COMMERCIAL ESTATES GROUP

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## Opportunity

Hawksmoor and Savills are jointly instructed by Commercial Estates Group Land Promotions Limited and the landowner to offer this prime residential development site for sale.

The site benefits from an outline planning permission granted at appeal for residential development of up to 300 dwellings with associated vehicular access.

## Location & Site Description

The site comprises agricultural land extending to approximately 12.88 hectares (31.82 acres) and is located on the south western edge of Derby adjoining Mickleover, on land forming part of New House Farm.

Agricultural land lies to the north and west of the site, with a copse of trees known as Brown Cross Plantation abutting part of the northern edge. The land has a gentle gradient sloping down from the south east towards the north west.

The site is situated adjacent to the Derby urban area and is well located to employment opportunities and retail facilities in Derby City Centre, approximately 7km (4.4 miles) to the north east. Mickleover District Centre is located some 800m to the east, which provides local shopping and community facilities to serve the day to day needs of residents. The site is also accessible to a number of local sports, education and health facilities. Mickleover Primary School, Silverhill Primary School and Brookfield Primary School are located within 2 km (1.2 miles) walking catchment.

The site is well located in relation to the public transport network with bus stops located within approximately 400m from the centre of the site to the south and 800m from the centre of the site to the east. The nearest railway stations

are Peartree in Sinfin North and Derby located approximately 8 km (4.9 miles) and 10 km (6.2 miles) from the site respectively. Derby is a mainline station and provides services to a number of national destinations.

The site is easily accessible to the wider highway network. The A516 connects with the A38 trunk road some 1.3 km (0.8 miles) to the east and the A50 approximately 5.5 km (3.4 miles) to the south west.

## Planning Permission

The site benefits from two outline planning permissions, both granted at appeal. The permissions are identical save for the access solution to the site. One provides for a signalised junction and the second a new roundabout. To ensure retained land is safeguarded for potential future development, the site is being offered for sale subject to implementation of the "Roundabout Scheme", granted under appeal reference: APP/F1040/A/15/3005774.

The scheme comprises:

- The construction of up to 300 dwellings with associated vehicular access
- 30% affordable housing, of which 75% will be rented and 25% intermediate
- Section 106 contributions to be made for built and outdoor recreation facilities, primary, secondary and post 16 education totalling £2,048,670.45
- Public open space incorporating two LAPS and one LEAP
- Surface water attenuation and ancillary works

Further details relating to conditions and Section 106 triggers and obligations will be provided within the information pack.





### **Wider Site Promotion**

Retained land to the north and west of the site is continuing to be promoted for further residential development through the South Derbyshire local plan process. Further details relating to this process will be provided in the planning section of the information pack.

Delivery of the wider site will therefore need to be safeguarded in the development of this initial phase. These requirements will be clearly set out in a technical document contained in the information pack. Consideration for delivery of the wider site requirements will need to be clearly accounted for within the informal tenders.

### **Services**

Storm and foul drainage connections, mains water, electricity, gas and telecommunications services are available in the area and full details will be provided within the Utility Infrastructure Report.

### **Local Planning Authority**

South Derbyshire District Council, Civic Offices,  
Civic Way, Swadlincote, Derbyshire, DE11 0AH  
Tel: 01283 595795.

Web: [www.south-derbys.gov.uk](http://www.south-derbys.gov.uk)

### **Highway Authority**

Derbyshire County Council, County Hall,  
Matlock, DE4 3AG  
Tel: 01629 533190.

Web: [www.derbyshire.gov.uk](http://www.derbyshire.gov.uk)

### **Information Pack**

An information pack is available on a dedicated website. Log in details will be provided following receipt of an initial expression of interest. The following documents will be available (this list is not exhaustive):

- Planning Permission, Conditions and S106 Agreement granted under appeal ref: APP/F1040/A/15/30005774
- All supporting application documentation
- Topographical Survey
- Proposed Access Technical Drawings
- Utilities Infrastructure Report
- Phase 2 Ground Investigation Report
- Title Report

Within their appraisal, interested parties should allow for the technical findings within the information pack.

### **Method of sale**

The site is offered for sale by informal tender. Offers are invited to be submitted for the freehold interest of the property on an unconditional basis. Vacant possession is to be provided upon legal completion. A detailed tender letter will be issued to all parties who register their interest, which will clearly set out the timetable for offers and details that should be addressed within those offers.

### **Viewing Arrangements**

Viewing is strictly by prior appointment through the selling agents. Prospective purchasers should be aware inspections are made entirely at their own risk and the vendor or their agents accept no liability arising from such inspections.

KEY

Application boundary



Open space



Indicative planting



Indicative dwellings



Garages



Roads



Shared space / lanes



Footpath links to existing local centre



Sewer Pump Station







**View of adjoining housing estate to the east**



**View looking north towards Brown Cross Plantation**



**Location of approved vehicular access from A516**

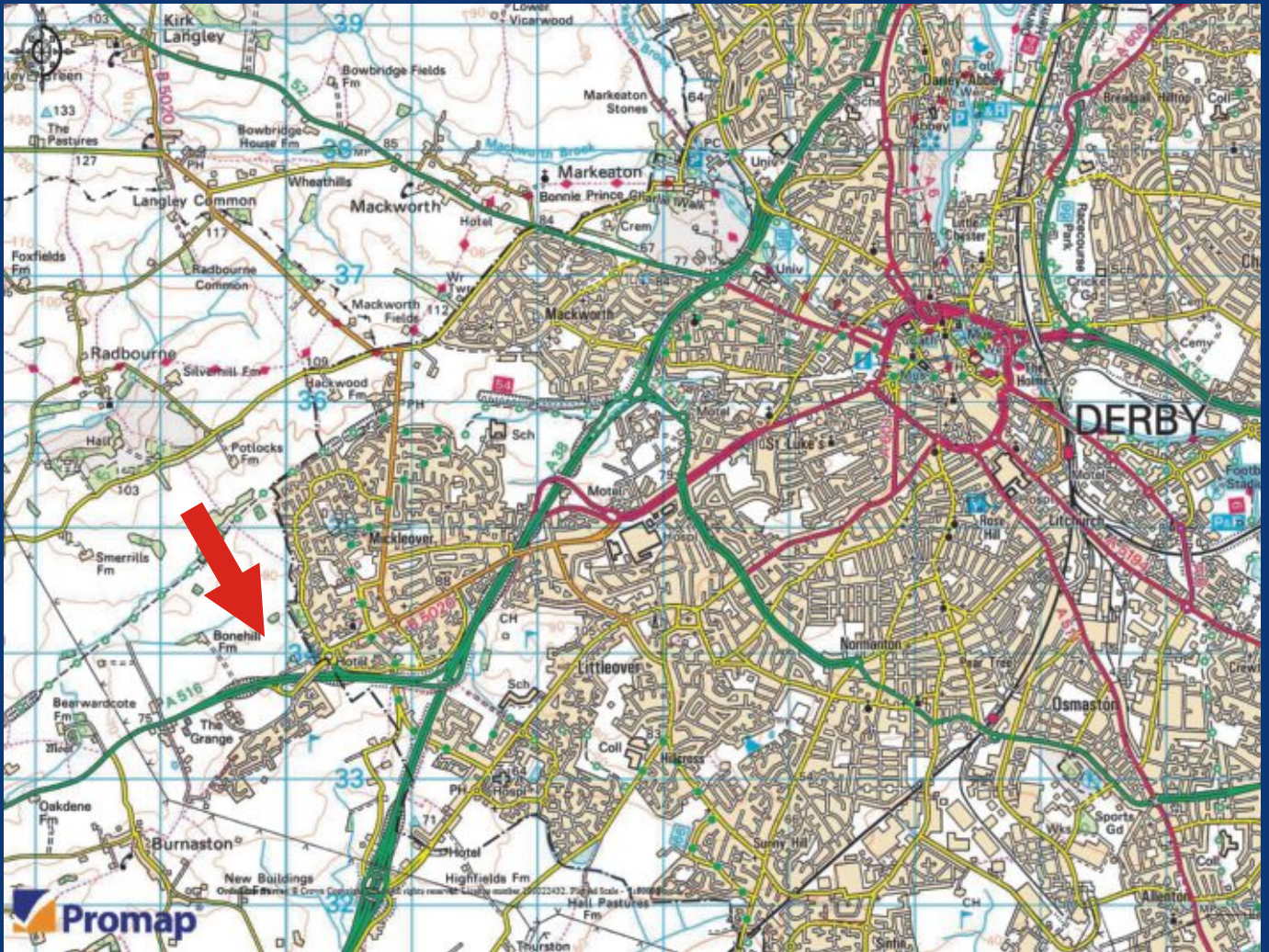


**New House Farm from Old Etwall Road**



**View south east towards New House Farm**





### Contact Information

If you would like to discuss this site in further detail, please do not hesitate to contact Richard Wain at Hawksmoor or Ben Glover at Savills

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