

VANTAGE
LAND
01727 701303

Former County Service Station, Borrowash, Derbyshire

Land for sale on the A52 Brian Clough Way in Borrowash, Derby, DE72 3HJ

A prominent redevelopment opportunity in a strategic location

We are delighted to present this exciting redevelopment opportunity, occupying a strategic position on the eastern outskirts of Derby.

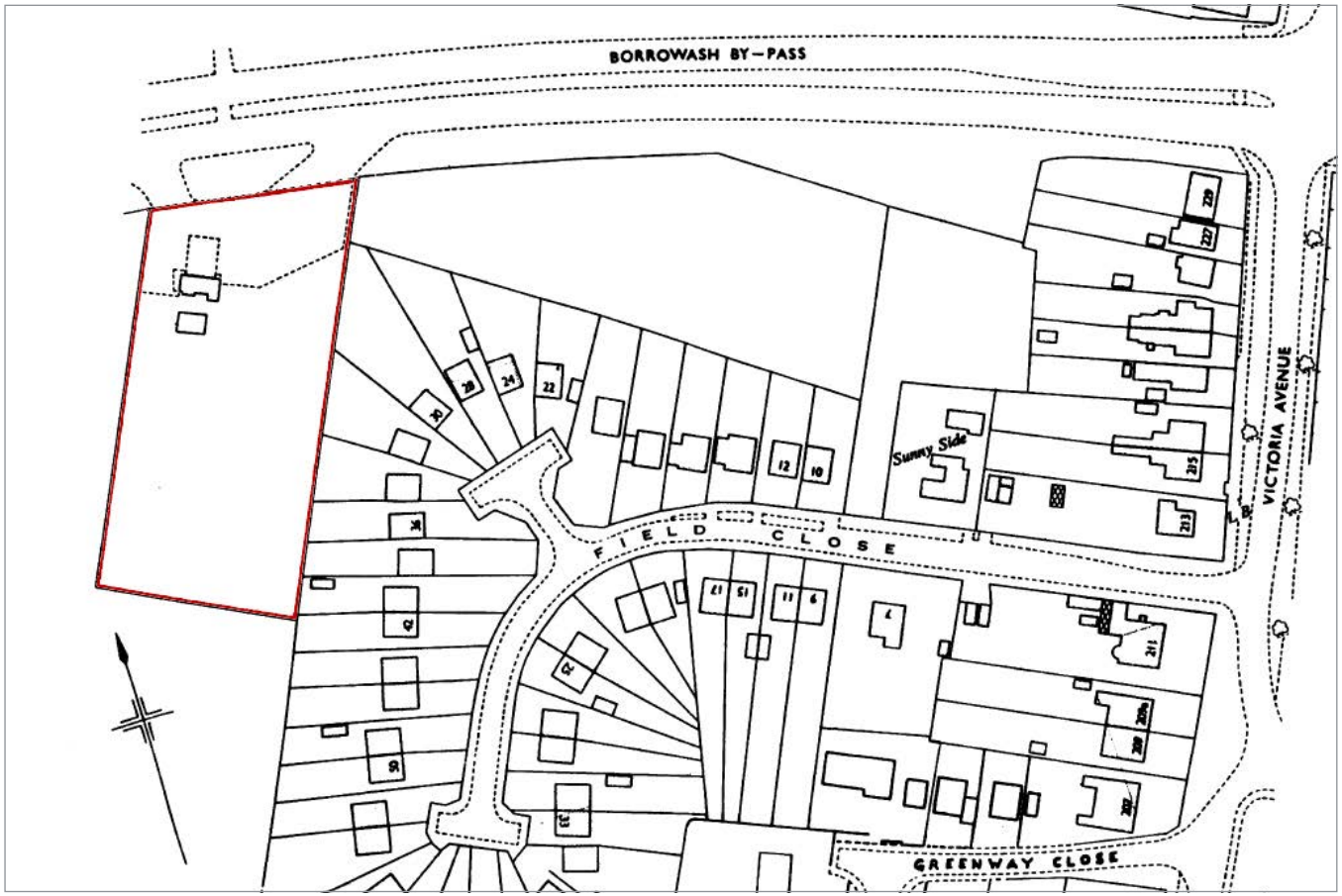
The site was formerly occupied by a filling station, originally developed in the 1960s before being decommissioned in 1999.

Extending to just over an acre, this regular-shaped parcel of land is now cleared of all buildings and above-ground structures, leaving substantial areas of concrete hardstanding.

An Environmental Investigation Report, undertaken in March 2021, confirms that the former underground storage tanks have been removed and were in good condition, with no visible signs of corrosion or other defects. The report also concludes that the site is considered suitable for redevelopment.

Fronting the A52, the site occupies a prominent and well-connected position, with direct links to Derby, Nottingham and the M1. With approximately 38,000 vehicle movements reportedly passing the site each day, there is considerable potential for roadside commercial uses, including a filling station or EV charging facility.

The site may also offer longer-term residential development opportunities, with existing residential properties bordering its eastern boundary. The possibility of 'Grey Belt' classification *(see page 4)*, coupled with significant demand for new housing in the area *(see page 5)*, adds further appeal.



Lot	Size	Guide Price
Former County Service Station	1.03 acres	£450,000



Location

- Between Borrowash & Ockbrook
- 4.0 miles to Derby City Centre
- 10.0 miles to Nottingham
- 12.2 miles to Loughborough
- 12.9 miles to Burton upon Trent
- 21.8 miles to Leicester
- 24.0 miles to Bakewell

Transport Links

- On the A52 Brian Clough Way
- 3.1 miles to the A50
- 3.4 miles to the M1 (J25)
- 3.5 miles to Derby Train Station *
- 4.4 miles to the A38
- 4.9 miles to the A6
- 6.5 miles to East Midlands Airport

* Journey Times: 20m to Loughborough; 23m to Nottingham; 24m to Leicester; 30m to Sheffield; 34m to Matlock; 1h 33m to London St Pancras International

The land is situated between the well-regarded villages of Borrowash and Ockbrook, on the eastern outskirts of Derby.

Together, the villages offer a good range of everyday amenities, including supermarkets, independent shops, a bakery, butcher, cafés, restaurants, traditional pubs, a garden centre and local schools.

The vibrant regional city of Derby is just a short drive away, offering an extensive choice of high-street and independent retailers, together with a wide range of dining, leisure and entertainment facilities.

The site is particularly well connected, being situated directly on the A52 Brian Clough Way, which provides direct access to Derby and Nottingham, as well as convenient links to the M1 motorway.

The nearby A50 and A38 also provide access to the wider regional and national road networks.

East Midlands Airport is also within easy reach, offering international travel, while Derby railway station provides regular services to major destinations including Nottingham, Leicester, Sheffield and London.

What is the Grey Belt?

Planning policy has undergone a major transformation over recent years, creating fresh opportunities for development within the newly categorised ‘Grey Belt’.

Grey Belt sites are areas of the Green Belt that are underused or previously developed, and which do not strongly contribute to the core purposes of the Green Belt. These areas may offer greater potential for development.

Land Designation

The site is previously developed land situated within the Nottingham and Derby Green Belt.



Over an acre of previously developed land with substantial areas of concrete hardstanding.

Housing Need

Erewash Borough faces a significant requirement for additional housing, with Government figures increasing the annual housing need from 386 new homes to 523 per annum, a 35% increase.

The Borough has a well-established record of consistently falling short of its annual housing requirement. Furthermore, the Council's latest assessment identifies just 1.6 years of deliverable housing land supply, against the five-year requirement.

With the need to identify additional land to accommodate future housing growth, the site presents an opportunity to promote residential development in an established location, adjoining the existing built-up area of Borrowash.

Planning History

The site previously had planning permission *approved* for the redevelopment of a petrol filling station in February 2003 (Planning Ref. 0103/0006). In June 2004 a separate planning application was *refused* for the redevelopment of a petrol filling station *with* a car sales forecourt (Planning Ref. 0404/0049). There are no current planning applications on the site.

Local Authority

Erewash Borough Council
www.erewash.gov.uk



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Property Prices

The land is situated within a relatively affluent area where property prices across Borrowash & Ockbrook are **20% above** both the county and regional averages *(Source: Zoopla)*.

No Overage

There is **no overage or clawback** on this site – rare in today's land market.


A52 Brian Clough Way
1.03
acres



Access is via an entry apron off the A52 trunk road that links the site to Derby, Nottingham and the M1.

Method of Sale

The land is offered for sale by private treaty. The freehold is available with vacant possession on completion.

Access

The site benefits from 47m of road frontage onto the A52 Brian Clough Way, with direct vehicular access via an established, recessed entry apron.

what3words

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words.

The entrance to the site can be found here – ///kickbacks.roadblock.contracting

Viewing

To arrange a viewing, please call 01727 701303 to speak to one of our experienced land consultants or email enquiries@vantageland.co.uk.

The Property Misdescriptions Act 1991

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