

lot 85

Former Butterley Engineering Works, Butterley Hill Ripley, Derbyshire DE5 3QZ

Vacant Possession

Substantial site with Development Potential

- Total site area approximately 5.36 hectares (13.24 acres)
- Well located off the A610 and close to the A38 and M1
- Planning report concludes 'very good' chance of securing planning consent for residential development
- Adjacent to Cromford View Housing Development



On behalf of Administrators

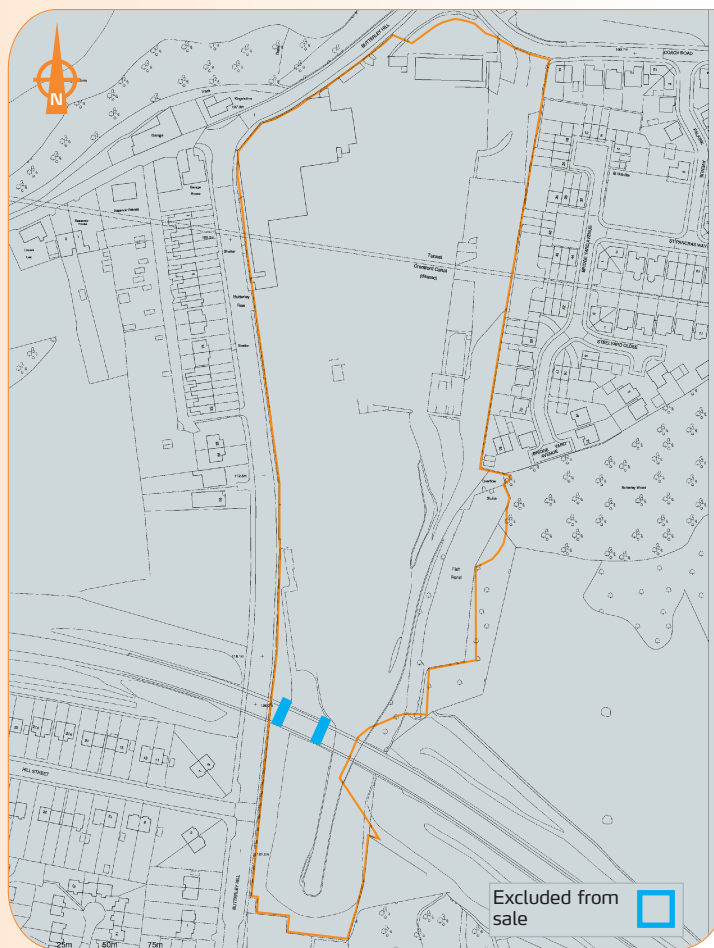


Graph taken 12th April 2023



lot 85

Vacant Possession



Excluded from sale

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Location

Miles: 11 miles north of Derby
12 miles north-west of Nottingham
25 miles south of Sheffield

Roads: A610, A38, M1 (Junction 28)

Rail: Ambergate, Alfretton and Langley Mill Railway Stations

Air: East Midlands Airport

Situation

The property is situated in a mixed use area ½ mile north of Ripley town centre. The site occupies a position to the south-east of Butterley Hill, immediately north of the A610, providing access to the A38 to the west and the M1 to the south-east. Morris Homes' popular housing development known as Cromford View was completed in 2011 and adjoins the site to the east.

Description

The property comprises a substantial self-contained site of approximately 5.36 hectares (13.24 acres). The site has been cleared with the exception of two

Grade II Listed buildings and contains a Scheduled Ancient Monument (No 1404832) in the form of the Former Butterley Works Blast Furnaces, Cromford Tunnel and underground Wharf.

Tenure

Virtual Freehold. Held for a term of 999 years from 15th March 2006 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Administrators to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Use	Floor Areas (Approx)
Site	5.36 Hectares (13.24 Acres)
	5.36 Hectares (13.24 Acres)

Possession

VACANT POSSESSION

For further details please contact:

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Buyer's Legal Report Service

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