
Bostocks Lane | J25, M1
Derbyshire | DE72 3SX

A prime development site suited to a variety of uses

0.89 acres



- Current valid planning consent for D1 health use
- Extant planning consent for office development
- Potential for alternative uses subject to planning



For Sale

Background

Acting on behalf of Spire Healthcare Group Plc we are seeking to invite interest in the freehold interest of the undeveloped site fronting Bostocks Lane at Junction 25 of the M1.

The property was purchased for the construction of a specialist healthcare clinic but is now surplus to requirements.

The site has a previous extant planning consent for office use and a valid planning consent for D1 healthcare clinic.

A planning assessment has been undertaken via JIG Planning & Development which indicates the site has potential for alternative uses (subject to planning).

Location

The site sits adjacent to J25 of the M1 on the north west quadrant bound by J25, the A52 and Bostocks Lane.

The location is clearly identified on the aerial photograph.

The J25 exit from the M1 is the A52 intersection which provides dual carriageway access to central Derby approximately 7.9 miles to the west and central Nottingham 7.6 miles to the east.

Size of the Site

The site is approximately 0.89 acres in size.

(This information is given for guidance purposes only and should be verified by the potential purchaser)



Price

Offers are invited on an unconditional/ conditional basis.

The guide price for the site is available upon request.

VAT

VAT is payable at the standard rate.

Additional Information

DWG plans of the site, Topographical Survey and Site Surveys are available upon request.

Planning Overview

The site was first granted planning consent for B1 Office development in July 2006.

It was subject to a planning application in February 2014 submitted by McDonalds Restaurant Limited for a two storey restaurant with associated drive-thru access and car parking. This planning application was recommended for acceptance by the Planning Offices but refused by the Committee and the refusal was upheld upon appeal.

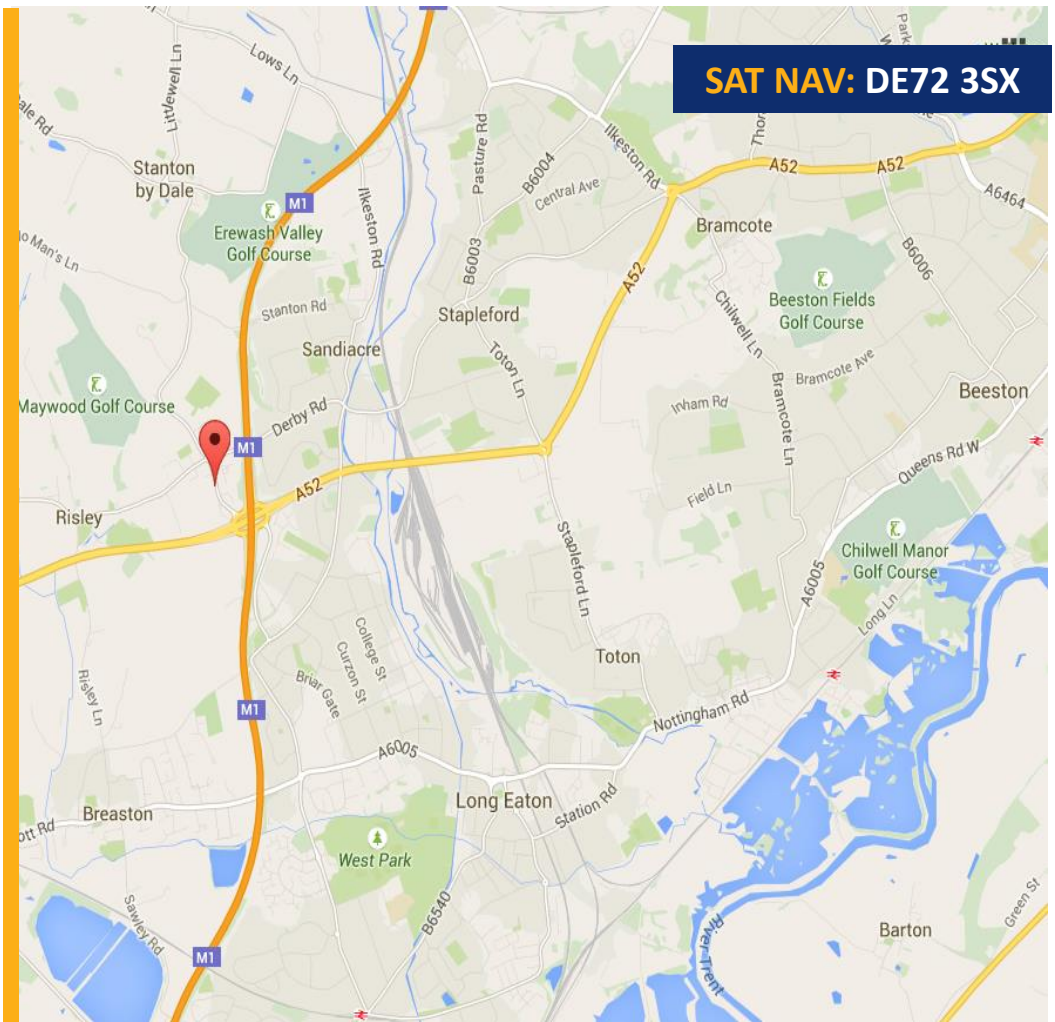
The most recent planning application was submitted by Spire Healthcare Limited for specialist healthcare (D1) Use and planning permission was granted on 30 June 2016.

JIG Planning and Development have undertaken a planning review on behalf of Spire Healthcare, a copy being available upon request. A summary table of findings of the report is below.

Use Class	Chances	Suitability of the site
A1 (Shops)	Slim	Not suitable
A2 (Financial & Professional Services) i.e. banks, estate agents etc	Slim	Not suitable
A3 (Restaurants & Cafés)	Possible	Suitable
A4 (Drinking Establishment)	Possible	Suitable
B1 (Offices)	Good – already granted	Suitable
B2/B8 (General Industrial, Storage, distribution)	Slim	Not suitable
C1 (Hotels)	Possible	Suitable
C2 (Residential Institutions) i.e. care homes	Possible	Suitable
C2A (Secure Residential Institution) i.e. prison	Unlikely	Not suitable
C3 (Dwelling Houses)	Slim	Not suitable
D1 (Non-Residential Institutions)	Good – already granted	Suitable
D2 (Assembly Leisure)	Possible	Part suitable

(Interested parties should form their own view on the suitability for the site for their proposed use by contacting the Planning Department of Erewash Borough Council)

SAT NAV: DE72 3SX



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