

## Freehold site circa 2 acres with 4 buildings for owner occupier and/or redevelopment subject to planning

2,807m<sup>2</sup>  
(30,209 ft<sup>2</sup>)

- Self-contained site with storage land, car parking and 4 buildings
- Circa 2 acre site – fenced and gated secure yard
- Established industrial location
- Quick access to the centre of Swadlincote, Ashby and M42
- May suit alternative uses subject to planning
- Freehold with vacant possession
- Grade II Listed Kiln and building onsite



**FOR SALE**



Location



Gallery



Video



Contact

## Location

Hilltop Works is located within an established industrial area of the South Derbyshire village of Church Gresley, Swadlincote facing Common Road.

The site is approximately 4.6 miles from Ashby de la Zouch and 7 miles from Burton on Trent. The M42 is approximately 6 miles distant.

## The Site

The site comprises four detached commercial buildings, one being used as warehouse, the second being a two-storey factory, the third being a showroom/ office and the final building housing a Grade II Listed Kiln.

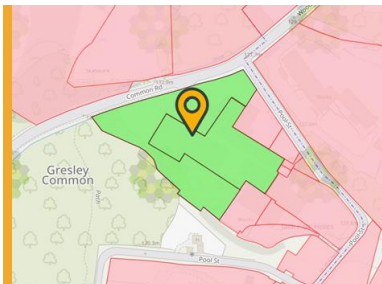
This site itself extends to approximately 2.0 acres with the external area comprising car parking, yard space and access routes.

The warehouse unit is of steel portal frame construction offering clear span warehouse accommodation and two roller shutter loading doors. The factory building is of brick construction and under a pitched roof offering open plan space across two floors. The showroom/ office building is of brick construction with a flat roof offering a mix of open plan accommodation and cellular office rooms. The Grade II Listed Kiln building is also of brick construction and has two additional open plan rooms.

## Planning

Interested parties must rely on their own enquiries of the planning authority, South Derbyshire District Council.





## Accommodation

The premises comprise the following gross internal floor areas:

Unit	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	1,407	15,144
Listed Kiln building	400	4,305
Factory building	561	6,038
Showroom/ office building	439	4,722
<b>Total</b>	<b>2,807</b>	<b>30,209</b>

(This information is given for guidance purposes only)



## Business Rates

We note from the VOA website that the property currently has an entry as follows:

**Rateable value: £58,000**

(This information is given for guidance purposes only and prospective purchasers are advised to make their own enquiries of the Local Authority)

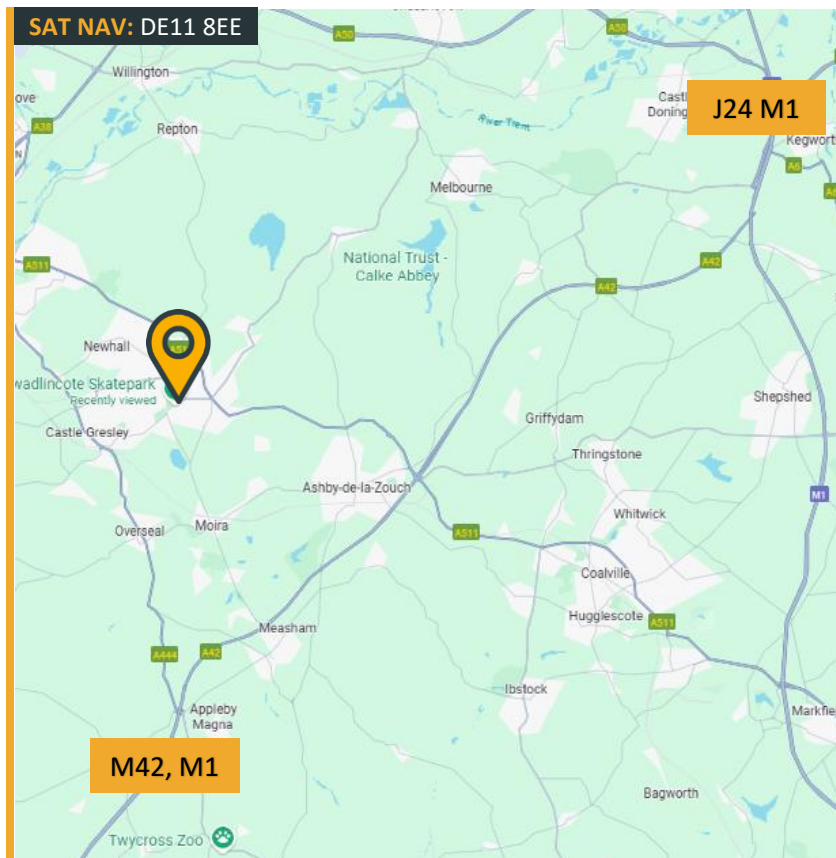
## Energy Performance Certificate

A copy of the EPC is available upon request from the agent.

## Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.





Please [click here](#) to read our "Property Misdescriptions Act". E&OE.

## Price

The freehold interest is available to purchase with vacant possession. We are inviting offers at:-

**£900,000**

## VAT

We confirm all figures quoted are exclusive of VAT which is applicable at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal fees and all other professional costs incurred in the transaction.

## Further Information

For further information or to arrange a viewing  
please call or click on the emails or website below:-

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