

Press Release 2025



RARE 2.0 ACRE SELF-CONTAINED SITE IN SWADLINCOTE WITH FOUR DETACHED COMMERCIAL BUILDINGS FOR SALE

On behalf of private clients, FHP Property Consultants are delighted to bring to the market a rare self-contained site for sale at Hilltop Works, Common Road, Church Gresley, Swadlincote, DE11 8EE.

The site comprises of 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. The site extends to approximately 2.0 acres and the buildings are fenced and gated with the external area comprising car parking, yard space and access routes.

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, and the site is well connected to the M1 Motorway via the A42 and A511. .

The entire site is available to purchase at a price in the region of £900,000 and will suit a range of interested parties whether it be for an owner occupier to operate and work from the site or an investor/ developer who is looking to redevelop the site and make use of its location and size.

Corbin Archer of FHP Property Consultants comments:

"I am pleased to bring this property to the market as it offers a rare opportunity for an owner occupier/ developer to purchase their own 2.0 acre self-contained fenced site with existing buildings that extend to over 30,000 sq. ft. of internal space. Opportunities like this one rarely make the open market and when they do there is strong interest from the start.

If you are interested, please contact myself or my colleague Tim Gilbertson on the contact details below. We look forward to speaking with all interested parties."

For further information please contact Corbin Archer on 07929 716330 / corbin.archer@fhp.co.uk or Tim Gilbertson on 07887 787 893 / tim@fhp.co.uk

ENDS / August 2025

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.
Visit our website: www.fhp.co.uk

To find out more please call:

Nottingham
0115 950 7577

Birmingham
0121 752 5500

Derby
01332 343 222

Nottingham Office
10 Oxford Street | Nottingham | NG1 5BG

Birmingham Office
122-124 Colmore Row | Birmingham | B3 3BD

Derby Office
North Point | Cardinal Square |
10 Nottingham Road | Derby | DE1 3QT