

**South Derbyshire**

the perfect  
business  
environment

# Vacant Commercial Property Bulletin:

## SPRING 2022

**SOUTH DERBYSHIRE DISTRICT COUNCIL**

### **South Derbyshire – Reasons to Invest**

- A central UK location close to Birmingham, Derby, Leicester and Nottingham
- Outstanding communication links – the A38, A50, M1 and M42
- A range of available commercial premises and land
- Close proximity to Birmingham International and East Midlands Airports
- Access to a skilled and economically active workforce
- A young and growing population, in both town and rural settlements
- A high quality of life - much of the area is within The National Forest
- Major employers, such as JCB, Nestlé and Toyota
- Local Colleges and Universities offering innovation, training and R&D services

### **Contact:**

Tel: +44 (0) 1283 595 755  
Fax: +44 (0) 1283 595 720  
Email: [business@southderbyshire.gov.uk](mailto:business@southderbyshire.gov.uk)  
Web: [www.southderbyshire.gov.uk/business](http://www.southderbyshire.gov.uk/business)

Economic Development and Growth  
South Derbyshire District Council  
Civic Way, Swadlincote  
Derbyshire DE11 0AH

### **Disclaimer**

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.

South Derbyshire

the perfect  
business  
environment

## Industrial / Warehouse Units

Property Reference: 23359

**Albion Works,  
Queens Drive, Newhall, Swadlincote,  
Derbyshire, DE11 0EG**  
9,293 SqFt  
Leasehold : £4,560 - £37,750 per annum  
Available

Workshop and offices comprises  
of a large single workshop bay  
9m high at the ridge, 4.5m high  
at the eaves, with internal gantry  
crane rails and a 5 ton overhead  
gantry crane.

Size: 9,293 SqFt

Tenure: Leasehold: £4,560 -  
£37,750 per annum.

**Rushton Hickman Limited**  
01283 517747

**Richard Fairey**  
richard.fairey@rusthonhickman.com



Property Reference: 23361

**Unit 6, Albion Works  
Queens Drive, Newhall,  
Swadlincote, Derbyshire, DE11 0EG**  
1,990 SqFt  
Leasehold £13,275  
Available

Unit comprises of a large  
workshop with a full mezzanine  
floor above plus a WC.  
Size: 1,990 SqFt

Tenure: Leasehold: £13,275 per  
annum exclusive of rates

**Rushton Hickman Limited**  
01283 517747

**Richard Fairey**  
richard.fairey@rusthonhickman.com



### Disclaimer

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.

**Property Reference: 22551**

**Industrial Units and Secure Compounds**

**Royle Farm Business Park**  
**Caldwell Road, DE15 9TU**  
900 sqft to 7,500 sqft  
Leasehold POA

**Mountford Partners,**  
Royle Farm House, Caldwell  
Road, Drakelow, DE15 9TU  
Call: 01283 566 344  
Email: [info@rfbp.co.uk](mailto:info@rfbp.co.uk)

20 industrial units in a range of sizes from 900 sqft to 7,500 sqft and 17 secure compounds ranging from 2,000 sqft to 75,000 sqft.

Outside storage areas feature 2.4m palisade triple pointed fencing, 6m access gates and road scalplings for a hard surface. High security anti-ram barriers.

Managed site with CCTV and security gates. Management on site 24 hours a day, 365 days of the year.

Current Availability: All industrial units are currently rented out. Secure outdoor yards with a loose tarmac - please contact with requirements.



**Property Reference: 23126**

**Drakelow Business Park,**  
**Walton Road, Drakelow,**  
**DE15 9UA**  
65,340 SqFt  
Leasehold  
Available

**Fisher Hargreaves Proctor**  
01332 343 222  
[mail@fhp.co.uk](mailto:mail@fhp.co.uk)

**Dan Mooney**  
07929 716 330  
[dan.mooney@fhp.co.uk](mailto:dan.mooney@fhp.co.uk)

**Darran Severn**  
07917 460 031  
[darran@fhp.co.uk](mailto:darran@fhp.co.uk)

To Let - Secure hard standing land suitable for storage, parking or other uses.

From 0.50 to 1.50 acres.  
£25,000 per acre per annum.  
Various plots available.  
24 hour on-site security.  
Quick occupation – immediately available.  
Flexible terms offered.  
Rent £25,000 per acre p.a  
Reference No: 9698.



**Property Reference: 22277**

**Swadlincote Gateway,**  
**William Nadin Way, Tetron**  
**Point, Swadlincote,**  
**DE11 0BB**  
843.18m2 / 9076 ft2  
Freehold £580,000 plus VAT  
Available

**Salloway Property Consultants**  
01283 500030  
[burton@salloway.com](mailto:burton@salloway.com)

UNIT 6 REMAINING – approx. 843.2m / 9,076 sq ft GIA. Freehold available, letting may be considered.

UNITS 1, 2 & 3: SOLD.

UNITS 4 & 5: UNDER OFFER.

Approximately 8m (26'3") to eaves;  
3 phase electricity.  
Excellent, strategic location on the edge of the town centre in a rapidly developing commercial and residential area. Adjacent to the A444 and the link to the national road network.



**Disclaimer**

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.

**Property Reference: 23463**

**Unit 9, Viking Business Centre,  
High Street, Woodville,  
Swadlincote, DE11 7EH**

1,360 SqFt  
Leasehold  
Available

**Fisher Hargreaves Proctor**  
**01332 343 222**  
**[mail@fhp.co.uk](mailto:mail@fhp.co.uk)**

**Dan Mooney**  
07929 716 330  
[dan.mooney@fhp.co.uk](mailto:dan.mooney@fhp.co.uk)  
**Estee Coulthard-Boardman**  
07929 716 330  
[estee@fhp.co.uk](mailto:estee@fhp.co.uk)

To Let - Light industrial/warehouse unit  
on popular estate.

Size 126.34m<sup>2</sup> (1,360ft<sup>2</sup>).

Courtyard environment with good  
parking.

Available by way of new lease.

Rent £11,000 per annum.

Reference No: 9800.



**Property Reference: 9565**

**Unit 6  
Woodhouse Business Centre,  
Woodhouse Street Woodville,  
Swadlincote, DE11 8ED**

2,200 SqFt  
Leasehold £15,000  
Available

Unit 6 Warehouse with office.

Warehouse area – 2,200 Sqft.  
Office - 730 Sqft.  
Total rent £15,000 per annum plus VAT  
plus building insurance.

For more information contact:

Julian Whitaker  
Email: [jvwhitaker47@gmail.com](mailto:jvwhitaker47@gmail.com)  
Tel: 01283 216764  
Mobile: 07971 758809



**Property Reference: 23364**

**Whiteoaks Farming,  
Oaklands Farm, Coton Road,  
Walton-On-Trent,  
DE12 8LP.**

5163.00 SqFt  
Leasehold £41,500  
Available

**Rushton Hickman Limited**  
01283 517747

Doug Harvey  
[douglas.harvey@rushtonhickman.com](mailto:douglas.harvey@rushtonhickman.com)

Modern food grade detached unit  
fitted out to a food grade  
specification with loading doors,  
office, changing facilities, a cold  
store and an adjoining yard.

Size: 5,163 SqFt

Tenure: Leasehold: £41,500 per  
annum exclusive of rates.



**Disclaimer**

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.

South Derbyshire

the perfect  
business  
environment

## Office / Serviced Office / Managed Workspace

Property Reference: 22708

**Bakewell House**  
**Ground Floor Office Suite,**  
**Bretby Business Park,**  
**Ashby Road East,**  
**Bretby, DE15 0YZ**  
3,203 SqFt  
Leasehold  
Available

**Rushton Hickman Limited**  
01283 517747

Doug Harvey  
douglas.harvey@rushtonhickman.com

Net internal floor area approximately  
3,203 sqft (297.6 sqm).

Ample on-site parking.

Refurbished to a high standard.

Available on sub-lease expiring in  
December 2023. Longer term lease  
available by negotiation with  
landlord.

Rental inclusive of business rates,  
utilities and service charge.

EPC Grade C(72).



Property Reference: 22955

**Chatsworth Court, Uttoxeter Road,**  
**Hilton, Derby, DE21 6BF**  
94 - 1,390 SqFt  
Leasehold  
Available

**Martin Langsdale (Raybould & Sons)**  
01332 295555  
martin@raybouldandsons.co.uk

Modern air conditioned first floor  
offices in semi rural location.

To let as a whole or may split.

On site car parking for up to 14  
cars.

Separate pre-bookable ground  
floor meeting room.

Additional office space may be  
available.



### Disclaimer

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.

Property Reference: 23472

**G11-G14 Hadden House,  
Bretby Business Park,  
Ashby Road East,  
Bretby, DE15 0YZ**

888 SqFt  
Leasehold £22,200  
Available

This ground floor office suite is situated on Bretby Business Park, with 24-hour manned security and a dedicated on-site management team.

Size: 888 SqFt.

**Rushton Hickman Limited**  
01283 517 747

Tenure: Leasehold: £22,200 Per Annum + VAT.

Doug Harvey  
[douglas.harvey@rushtonhickman.com](mailto:douglas.harvey@rushtonhickman.com)



Property Reference: 20865

**Lullington House,  
Serviced First Floor Offices,  
Bretby Business Park,  
Bretby, DE15 0YZ.**

3,768 sqft  
Leasehold  
Available

Office accommodation comprising approximately 350.24 sqm/ 3,768 sqft net internal. Available as a whole or division considered.

Rent: £56,000 p.a.x. (all inclusive rent).

EPC B(44).

**Salloway Property Consultants**  
01283 500030  
[burton@salloway.com](mailto:burton@salloway.com)

Ample on-site car parking and fully inclusive rent.



Property Reference: 19556

**Repton House,  
Bretby Business Park,  
Ashby Road, Bretby, DE15 0YZ**

98 sqft – 1,500 sqft  
Leasehold On Application  
Available

Office suites ranging from approximately 98 sqft (9.1 sqm) upwards. Suites can be combined subject to availability. Secure site with 24 hour manned security.

Ample on site car parking.

Fully inclusive rents.

**Rushton Hickman Limited**  
01283 517747

EPC Grade - C(53).

Doug Harvey  
[douglas.harvey@rushtonhickman.com](mailto:douglas.harvey@rushtonhickman.com)



#### Disclaimer

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.

Property Reference: 21477

TO LET - Environmentally Sustainable Office Accommodation.

Rentals from: £11,975 p.a.x.

**WHEELTON FARMING LTD**  
**Borough Hill Farm**  
**Catton Road, Walton on Trent**  
**DE12 8LL**  
958 – 2,950 sq. ft.  
Leasehold on application  
Available

**Salloway Property Consultants**  
01283 500030  
burton@salloway.com

Suites available from 89m<sup>2</sup> / 958 sq. ft. upwards. • Suites available individually and combined. Total available accommodation 274.1m<sup>2</sup> / 2,950 sq. ft.  
Lease line on site for fibre optic broadband.

- **LOW CARBON FOOTPRINT:**
  - ✓ EPC Grades A(7-9);
  - ✓ Photo electric controls to all lighting;
  - ✓ EV car charging facilities; and
  - ✓ **GROUND SOURCE HEAT PUMP**
    - Run from roof solar panels
    - Under floor heating
    - Passive cooling
    - Heat recovery ventilation system
    - Power at competitive rates



Property Reference: 22805

Newly refurbished offices. Self contained office suites.

Units available from 410 sqft to 1,022 sqft.

**Sapperton Manor,**  
**Sapperton Lane, Derby,**  
**Derbyshire, DE65 5AU**  
410 – 1,022 SqFt  
Leasehold  
Available

**(Howkins & Harrison Limited)**  
01530 877977  
athcommercial@howkinsandharrison.co.uk

Ample parking, rural location.  
Highspeed fibre broadband.

Rents from £490 pcm.

Various combinations available to suit tenant requirements.

The office currently available is on the first floor:

Threshing Barn: 19.5m x 4.87m  
- 95 sqm / 1,022 sqft.

£12,500 per annum.



#### Disclaimer

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.

**Property Reference: 23444**

**The Stable, Sapperton Manor,  
Sapperton Lane, Church Broughton,  
Derby, Derbyshire, DE65 5AU**

879.40 SqFt  
Leasehold £11,000  
Available

**Howkins & Harrison Limited**

01530 877977  
athcommercial@howkinsandharrison.co.uk

Two modern offices with kitchen and WC with ample parking.  
879.4 sqft. / 81.7 sqm.  
High-speed fibre broadband.  
£11,000 per annum.  
VAT payable on rent.



**Property Reference: 23153**

**Unit 4, Oaktree Business Park,  
Cadley Hill Road, Swadlincote,  
Derbyshire, DE11 9DJ**

1,165 SqFt  
Leasehold £11,750 per annum  
exclusive of rates  
Available

**Rushton Hickman Limited**

01283 517 747

**Richard Fairey**

richard.fairey@rusthonhickman.com

Ground floor suite is situated within a block of 4 office buildings on this well established business park.

Net internal office area 1,165 sqft / 108.23 sqm.  
Ancillary kitchen 36 sqft / 3.34 sqm.

Flexible lease terms available.

EPC Grade C 60.



**Property Reference: 9632**

**Unit 5, Oaktree Business Park  
Swadlincote, DE11 9DJ**

860 SqFt  
Leasehold £10,000 p.a.x. plus VAT  
Available

**Salloway Property Consultants**

01283 500030  
[burton@salloway.com](mailto:burton@salloway.com)

Office accommodation comprising of 79.89 SqM (860 sqft).

Lease available to assign or sub-let (The landlord will consider granting a new lease).

High specification offices with on-site parking.



**Property Reference: 9853**

**Shardlow Business Centre  
No. 1 Mill, The Wharf, Shardlow  
DE72 2GH**

101 - 766 sqft  
Leasehold  
Available

Further information contact:

Phone: 01332 799 953  
Mobile: 07736 586 316  
Email: [mark.sbc@outlook.com](mailto:mark.sbc@outlook.com)  
[www.shardlowbusinesscentre.co.uk](http://www.shardlowbusinesscentre.co.uk)

Sixteen individual offices, ranging from 70 to 1,500 sqft. Offices are available on a simple all-inclusive and serviced licence basis (or if required on a longer lease). Offices can be amalgamated or split. Length of stay is to suit. Plenty of parking on site.

**Currently Available:**

Office 1 - Office space with excellent facilities - self-contained suite for two offices, situated on the ground floor with a private kitchen, WC and separate entrance. Area 646 sqft.  
Licence Fee pcm (+VAT) £1,435.



**Disclaimer**

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.



Office 4 - Office space including a suite of five rooms, situated on the ground floor with a view of the canal and boatyard. Included are facilities including a kitchen area. Area approx 766 sqft. Lic Fee £1,590 pcm (+VAT).

Office 5fg - for up to 3 (occasionally 4) people. Area c ft.sq. 238. Lic Fee pcm (+ VAT) £575.

Office 5ab - double room suite will suit 2, 3 or occasionally 4 people. Area c ft.sq. 210. Lic Fee pcm (+ VAT) £440.

Office 5h - 1 or 2-man office with excellent facilities. Area c ft.sq. 114. Lic Fee pcm (+ VAT) £240.

Office 5c - single room office is suitable for 1 person. Area c ft.sq. 101. Lic Fee pcm (+ VAT) £260.

Office 7 - office space has its own kitchen. Area c ft.sq. 646. Lic Fee pcm (+ VAT) £1,375.

Office 10 - one or two-man office with private facilities. Area approx 115 sqft. Lic Fee £330 pcm (+ VAT).

---

**Property Reference: 23376**

**16 The Green,  
Aston-On-Trent, Derby  
DE72 2AA**  
660 SqFt  
Leasehold  
Available

**Innes England**  
01332 362244  
derby@innes-england.com

To Let - Self contained ground floor office suite within a historic Grade II listed building. The accommodation comprises an open plan office with two further offices a kitchen and WC facilities. Externally car parking that is shared with the residential flats, with the office occupier generally having the use of 2 spaces.

Size: 660 sqft (61.32 sqm).

Price: £8,160 per annum.



---

**Property Reference: 23485**

**Office Space  
12-14 West Street  
Swadlincote DE11 9DE**  
Leasehold P.O.A.  
Available

Office space to rent in town centre location close to free car parking and all amenities. Swadlincote Business Hub provides offices and co-working spaces. Post box service also available, together with meeting space, printing, scanning and photocopying.

Further information:  
01283 204004  
info@swadbusinesshub.co.uk  
www.facebook.com/swadbusinesshub



**Disclaimer**

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.

Property Reference: 18156

**Badger Farm Business Park,  
Willow Pit Lane, Hilton,  
DE65 5FN**

102sqft - 2,476sqft  
Leasehold  
Available

**Exeid Ltd**

0115 824 0799  
[info@exeid.com](mailto:info@exeid.com)

Office availability ranges from 70 sqft – 3,278 sqft on a fully serviced basis with licence fees ranging from £145 pcm – £6,820 pcm + VAT.

Availability schedule:

East Wing, 2,476 sqft – £5,160 pcm +VAT  
East Wing G1, 1,600 sqft - £3,335 pcm +VAT  
East Wing G6, 102 sqft - £215 pcm +VAT  
West Wing G12, 490 sqft - £980 pcm +VAT  
Central G15, 308 sqft - £645 pcm +VAT  
Ground Floor, 1,800 sqft - £3,750 +VAT

The principal meeting and training rooms are supported by a fully equipped catering standard kitchen facility, with additional luxury fitted kitchens to each floor. The site also benefits from a high speed dedicated fibre broadband connection.



Property Reference: 8266

**Windlehill Farm  
Sutton on the Hill  
DE6 5JH**

272 SqFt  
Leasehold  
Available

Windlehill Farm Business Units is a small development of 4 units converted from farm buildings. They are ideal for small businesses and business start-ups. There is ample parking and the area has been designed to provide a peaceful working environment.

Current availability: All units are currently let.

For further information please contact:

Mr & Mrs KE Lennard at Windlehill Farm on  
01283 732377 or [windlehill@btinternet.com](mailto:windlehill@btinternet.com)  
Windlehill Farm, Sutton on the Hill, Ashbourne,  
Derbyshire, DE6 5JH.  
[www.windlehill.co.uk](http://www.windlehill.co.uk)



**Disclaimer**

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.

South Derbyshire

the perfect  
business  
environment

## Retail / Leisure

Property Reference: 21305

**A50 Neighbourhood  
Retail Centre,  
Derby with Burton  
Services,  
Willington, Derby,  
DE65 6DX**

918 – 4,672 sqft  
Leasehold  
Available

**Jonathan Emmerson  
(Heb Chartered Surveyors)**  
07977 556 070  
[jemmerson@heb.co.uk](mailto:jemmerson@heb.co.uk)  
0115 9506 611

To Let. Five brand new units (Four remaining) with A1, A2, A3 and A5 planning. Units available between 918 sqft to 3,672 sqft (can be combined).

Other occupiers include: Greene King, Ibis Hotel, LP4, KFC & Shell.

Busy junction at the intersection of two major regional A roads.

The services boasts over 200 car parking spaces.



Property Reference: 23480

**Unit 6 The Pipeworks  
Coppice Side  
Swadlincote  
Derbyshire DE11 9FQ**

15855.00 SqFt  
Leasehold P.O.A.  
Available

**Avison Young (UK) Ltd  
Birmingham**  
08449 02 03 04

Dan Kent  
020 3976 5296  
[dan.kent@avisonyoung.com](mailto:dan.kent@avisonyoung.com)  
Rob Fraser  
020 3196 2203  
[rob.fraser@avisonyoung.com](mailto:rob.fraser@avisonyoung.com)

To Let - Large retail premises on The Pipeworks Retail Park.

Arranged over ground and first floors  
Size: 15,855 SqFt (1,472.97 SqM).

Ground 743 Sq m 7,997 Sq ft  
First 730 Sq m 7,858 Sq ft

Total 1,473 Sq m 15,855 Sq ft

Tenure: Leasehold  
For Rent £120,000 per annum exclusive.

Available by way of an assignment of the existing lease due to expire on 13/07/2026.



### Disclaimer

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.

Property Reference: 22225

**Leisure Business - Church Gresley  
Swimming Teaching Business**

Leasehold £39,995  
Available

Intelligent Business Transfer Ltd  
0800 612 7718  
info@intelligent.co.uk

Swimming teaching business with both a pool and accommodation included on a leasehold basis. The first 12 month's rent is included in the sale price. If the new owner were to take on the pool and downstairs rooms on a leasehold basis, the rent for this would be £16,000 pa. Annual turnover: £25,000.

EPC Rating: C 51-75 .

Business Reference: S07494

Property Reference: 19903

**26A Ernest Hall Way,  
Swadlincote, DE11 8JJ**  
3,132 SqFt  
Freehold £187,500  
Available

**Rushton Hickman Limited**  
01283 517747

Doug Harvey  
douglas.harvey@rushtonhickman.com

The property provides gym facilities over 3 floors including changing room, tanning studio and storage on the lower ground floor, free weight room on the ground floor and weight machine training room on the first floor.

The building provides a total gross internal floor area of approximately 3,132 sqft (290 sqm). Interested parties will also have the opportunity to purchase weights, equipment and sunbeds by way of separate negotiation.



Property Reference: 23481

**Business for sale –  
The Horticulture Limited  
Mercia Marina  
Willington  
Derbyshire  
DE65 6DW**

Leasehold £49,995  
Freehold P.O.A.  
Available

**Hilton Smythe**  
01204 299078

Business for sale - Plant and Gift Shop - The Horticulture Limited - located at Mercia Marina, Willington.

The sale will include the company website (the horticulture.co.uk) Facebook and Instagram pages and all wrapping and packaging materials.

Leasehold £49,995

With the current 3 year lease due to expire in 2022. The rent is £2,000 per month.



**Disclaimer**

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.

Property Reference: 23030

**Business For Sale - Car Sales,  
Vehicle Repairs and MOT  
Netherseal, DE12 8AS**

Freehold £600,000  
Available

**Knightsbridge Commercial**  
01204 227 661  
enquiries@knightsbridgeplc.com

Business for sale - car sales, vehicle repair and MOT provider.

Established for ten years and based in Netherseal, Swadlincote, Derbyshire.

Sells used vehicles alongside offering repair and maintenance services.

Leasehold facilities with 50-vehicle sales pitch, MOT and repairs bay.



Property Reference: 21351

**60A High Street,  
Newhall, Swadlincote,  
DE11 0HU**

355.00 SqFt  
Freehold £75,000  
Available

**Rushton Hickman Limited**  
01283 517 747

Simon Walker  
simon.walker@rusthonhickman.com

Two-storey retail property. It has traded as a hair salon for many years, and is also suitable for beauty use, as a retail boutique and alternative use including potential for residential accommodation (subject to planning).

Size: 355 SqFt.

Tenure: Freehold: £75,000.



Property Reference: 23334

**Retail - High Street, Swadlincote,  
DE11 8JF**

1453 SqFt  
Leasehold  
Available

**Royal Estates**  
0121 429 2030  
info@royalestates.co.uk

Retail premises.

Size: 1,453 sqft (135 sqm).

Rent £2,083 pcm (£24,996 pa)  
£17.20 per sqft.

Lease available date: 03/03/2022.



**Disclaimer**

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.

Property Reference: 23434

**41 High Street,  
Swadlincote,  
DE11 8JE**  
2,483 SqFt  
Leasehold  
Available

Former bank premises situated in prime position on Swadlincote High Street.

Size 230.70m<sup>2</sup> (2,484ft<sup>2</sup>).

**Fisher Hargreaves Proctor**  
01332 343 222  
[mail@fhp.co.uk](mailto:mail@fhp.co.uk)

Rent £35,000 Per Annum

Ground floor sales 1,747ft<sup>2</sup>  
First floor storage/office 736ft<sup>2</sup>

**Dan Mooney**  
07929 716 330  
dan.mooney@fhp.co.uk

Suitable for a variety of uses under Use Class E.

**Estee Coulthard-Boardman**  
07929 716 330  
estee@fhp.co.uk

Rear parking and access.



Property Reference: 23019

**Business for Sale  
Post Office - High Street,  
Newhall, DE11 0HT**  
Freehold £289,950  
Available  
REF: 586611

Business for sale – Post Office, cards and stationery.

Post Office Remuneration: £65,000.  
Showing Net Profits of: £25,514.  
Self-contained two bedroom accommodation.  
Tenure: Freehold.

**Ernest Wilsons & Co  
Limited, Leeds**  
0113 451 0392  
[www.ernest-wilson.co.uk](http://www.ernest-wilson.co.uk)

Detached freehold property with sales shop with staff kitchen and WC to the rear. Separate store room in the porch area of the private accommodation. The accommodation which is currently let is completely self-contained and offers small reception room leading to stairs to first floor which provides lounge, kitchen with dining room and two bedrooms and combined bathroom. Externally small patio garden and double garage with parking.



Property Reference: 22342

**Hepworth Retail Park  
Coppice Side,  
Swadlincote DE11 9AA**  
2,548 SqFt  
Leasehold £18,000 Per Annum  
Available

The premises comprise ground floor and part first floor former brick and pipe works building that has had new windows installed, new concrete floors and roof made wind and water tight. Internally the premises are finished to a shell condition to accept occupiers individual fit out. The landlord would be willing to undertake specified works subject to terms - full details on request. Mains gas electric and water are connected to the premises. Located on The Pipeworks retail and leisure development in Swadlincote town centre.

**Debbie Thompson  
(Innes England)**  
01332 362244  
dthompson@innes-england.com



**Disclaimer**

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.

Property Reference: 23362

**Investment**

**12 High Street, Swadlincote  
Derbyshire, DE11 8HY**

3,2720 SqFt  
Freehold £305,000  
Available

**Rushton Hickman Limited**

01283 517747

Doug Harvey  
douglas.harvey@rushtonhickman.com

Retail unit with storage office and welfare over 3 floors with a total gross internal floor area of approximately 3,272 sqft (303.97 sqm).

Externally the property has customer parking and a garage lock up store with an area of approximately 499 sqft (46.36 sqm).

The property is currently let to the RSPCA Burton upon Trent District Branch at £26,500 per annum for a lease term of 5 years beginning 25th June 2019 and ending 24th June 2024.



Property Reference: 21475

**44 High Street, Swadlincote,  
Derbyshire, DE11**

2,440 SqFt  
Leasehold £7.79 per sqft  
Available

**Lambert Smith Hampton**

0115 950 1414  
rfarrell@lsh.co.uk

Modern two-storey retail unit.  
Planning - A1 (Retail)

Ground floor retail space with ancillary storage on first floor.



**Disclaimer**

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.

South Derbyshire

the perfect  
business  
environment

## Land & Redevelopment Opportunities

Property Reference: 12844

**Burton Road Business Park  
(Cadley Hill) - New Units  
A444 Near Tetron Point,  
Swadlincote, DE11 9DJ**

10,000 SqFt – 40,000 SqFt  
Available

Development site of 3.75 Ha (10 acres) with direct access to A444. The site has planning permission for up to 40,000 sqft. Pre-sales/pre-lettings interest is invited for buildings to be constructed specifically to a purchaser/tenant's requirements. Potential units available on a design and build basis up to 40,000 sqft (3,717 sqm). Available to purchase or on a leasehold basis. Accessible location on the edge of Swadlincote. Price/rents on application. A new access onto the site from the A444 has been constructed.

For further information contact St Modwen Properties on 0121 222 9400.



Property Reference: 20190

**Office Block 4, Bradgate Park  
View, Chellaston, Derby,  
DE73 5UJ**

7,500 sqft  
Freehold £1,300,000  
Leasehold £120,000  
Available

**Innes England**  
Nick Hosking  
07855 423458  
nhosking@innes-england.com

New HQ office development. Consent for two office blocks, each of 7,500 sqft (696.77 sqm).

Potential to re-plan and provide a single block of c15,000 sqft.

Five miles to the south of Derby City centre.

Prominent position overlooking A50, situated off Infinity Park Way.

£120,000 per annum exclusive (rent).  
Asking price: £1,300,000 (Freehold).



### Disclaimer

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.



Property Reference: 20119

**Residential Site - Church Street, Church Gresley, Swadlincote, DE11 9NP**

29.66 Acre  
Freehold  
Available

**Titchmarsh & Bagley**

Guy Titchmarsh  
07946 510 343,  
guy@titchmarshandbagley.com  
[www.titchmarshandbagley.com](http://www.titchmarshandbagley.com)

The land extends to 29.66 acres (approx. 22 acres net developable) and benefits from Outline Planning Consent for residential development up to 306 dwellings (ref 9/2013/0946/OM). Under the terms of the executed S106, 4.8 acres is to be Public Open Space and a further 2.45 acres is to be transferred to Derbyshire County Council for the extension of the neighbouring St George's Primary School. Road access to the site is shown from Rockcliffe Close, off Thorpe Downs Road. There are a number of points of pedestrian and farm access along Church Street. The land is for sale via informal tender.



Further information:

[www.dysongroupchurchgresley.co.uk](http://www.dysongroupchurchgresley.co.uk)

Property Reference: 49346

**Dove Valley Park – Site for Truck Stop A50 Foston, Derby, DE65 5BY**  
Available

**Clowes Developments**

01335 360353  
[paul.shanley@clowes.co.uk](mailto:paul.shanley@clowes.co.uk)  
[www.clowes.co.uk](http://www.clowes.co.uk)

The site is opposite Dove Valley Park with permission for a truck stop facility. The site is immediately adjacent to the Dove Valley Park junction to the south of the A50 at Foston.

Dove Valley Park is a major industrial/distribution development located on the A50 - the M1/M6 Derby/Stoke link road at Foston.

The Park has Outline Planning Permission for the extensive development of business space. Existing occupiers include JCB, Futaba Manufacturing (UK) Ltd, TopHat, Kuehne+Nagel and Truma (UK) Ltd.

Further information:

[www.clowes-dvp.co.uk](http://www.clowes-dvp.co.uk)

Property Reference: 7992 | 22283

**Dove Valley Park - Development Land**  
A50, Foston, DE65 5BG  
200 Acres  
Freehold/Leasehold  
Available

**MWRE**

0121 285 9470  
[www.mwre.co.uk](http://www.mwre.co.uk)  
nick.waddington@mwre.co.uk  
adam.mcguinness@mwre.co.uk

Major 200-acre industrial and distribution development. High specification units from 23,000 to 350,000+ sqft. On site infrastructure and all mains services installed. Fast track construction solutions. Available plots:

1A – 82,000 sqft (7,618 sqm)  
1B – 89,000 sqft (8,268 sqm)  
2 – 23,000 sqft (2,137 sqm)  
3 – 124,000 sqft (11,520 sqm)

Current occupiers include JCB, Kuehne + Nagel, Muller, Futaba Industrial and Truma.

Further information:

[www.clowes-dvp.co.uk](http://www.clowes-dvp.co.uk)



**Disclaimer**

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.

Property Reference: 12600

**Drakelow Park –  
Employment Land**  
Freehold/Leasehold.  
Available

Mixed use redevelopment of part of the former Drakelow power station site for residential and commercial uses. The site will be served by a new road link, with a bridge crossing the River Trent and a bypass around the village of Walton upon Trent, creating a direct link onto the A38 at Barton Turn.

Further information:  
Countryside Properties  
01908 290 020  
[www.countrysideproperties.com](http://www.countrysideproperties.com)



Property Reference: 23061

**Residential Site - Follyfoot  
Farm Burntheath,  
Hilton, DE65 5FE**  
Freehold Offers Over £350,000  
Available

**Hannells, Derby**  
01332 448078 | 01332 540522  
[mickleover@hannells.co.uk](mailto:mickleover@hannells.co.uk)  
[www.hannells.co.uk](http://www.hannells.co.uk)

Development opportunity.

Planning consent for development -  
Planning Reference Numbers 9/2018/0641  
and 9/2018/0979. Planning for three  
separate dwellings in a countryside  
location.

Close to the A50 and other road networks.



Property Reference: 23474

**Land for Sale  
High Street, Newhall,  
Swadlincote  
Derbyshire**  
0.33 Acre  
Leasehold  
Freehold £200,000  
Available

**Ashley Adams Limited**  
01332 448114  
Sales: 01332 865 568  
Lettings: 01332 865568

Land for Sale - Potential  
development opportunity.  
Hairdressers salon, car park and  
0.33 acres of land to rear.

Historic planning ref 9/2016/0931  
(granted Sept 2016) for erection of  
five dwellings now expired.



Property Reference: 13734

**Land at A50 Jn 5, Hilton,  
Derbyshire, DE65 5FN  
Commercial Development Site**  
1 - 2 Acre  
Available

Prominent development site of approximately one acre suitable for a range of commercial uses (subject to planning). The site is less than 500 metres north of Junction 5 of the A50, located on the A516 Derby Road between Hilton and Etwall. The site is a former services (now cleared) with a prominent frontage onto a main arterial route into Derby from the west. The site which could include adjacent land is potentially suited to a range of business uses subject to planning. Planning permission (9/2007/0704/MD) was granted for the erection of a 60 bedroom care home with parking in September 2007.

For further information, please ring 01283 595791.

#### Disclaimer

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.

Property Reference: 23486

**Land at Market Street,  
Swadlincote, DE11 9DE**  
Freehold Guide price\*  
£29,000+ Plus fees  
Available

**Bond Wolfe**  
0121 312 1212  
[auctions@bondwolfe.com](mailto:auctions@bondwolfe.com)

A Freehold Town Centre Opportunity, comprising a parcel of land fronting onto Market Street in Swadlincote town centre with potential for a mixed use development subject to obtaining planning permission.

Auction details:  
Wednesday 9th February 2022  
09:30am.



Property Reference: 22884

**Site at Park Road Stanton,  
Swadlincote DE15 9TW**  
91,476 SqFt  
Freehold £500,000  
Available

**Nick Hosking (Innes England)**  
01332 362244  
[dthompson@innes-england.com](mailto:dthompson@innes-england.com)

The site comprises the former Lodge Sturtevant Works. There are several buildings on site which are uninhabitable without major work. These buildings are situated in approximately 0.97 acres (0.39ha) of hard standing with the remainder of the site being grassland. We are advised there are 4 capped mineshafts on site a plan is available from the agent.



Property Reference: 7923

**Cadley Park, Tetron Point,  
William Nadin Way,  
Swadlincote, DE11 0BB**  
200 Acre  
Available

Owner **Harworth Group** -  
contact details:

Advantage House  
Poplar Way  
Catcliffe  
Rotherham  
S60 5TR

Tel: 0114 349 3131  
[enquire@harworthgroup.com](mailto:enquire@harworthgroup.com)  
[www.harworthgroup.com](http://www.harworthgroup.com)

The Cadley Park development includes a new 50 acre country park which will sit alongside the recently opened 9 hole golf course, adventure golf course and driving range. This development is adjacent to over 60 acres of land for some 600 new homes that is one of Swadlincote's largest developments.

The site is owned by Harworth Group and lies within the National Forest. Swadlincote Family Golf Centre is operated by N1 Golf. Further information: [www.swadlincotegolfcentre.com](http://www.swadlincotegolfcentre.com)

Outline permission (DMPA/2020/0653) has been granted for the erection of a public house/restaurant (Sui Generis), two café/restaurant units (Use Class E), a 2-storey commercial unit with offices at ground floor (Class E) and gymnasium at first floor (Class E), together with associated works and landscaping.

Current housebuilders on site: Taylor Wimpey and Avant Homes.

Further information: Ed Catchpole,  
0114 349 3159.



#### Disclaimer

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.

**Property Reference: 13181**

**Cadley Park - Hotel Site,  
Swadlincote, DE11 0BB**  
Available

Hotel development site For sale/To let for a 75 bed hotel. The site is close to Swadlincote town centre and fronts the A514 main arterial route. Adjacent to Swadlincote Family Golf Centre which includes nine hole golf course, adventure golf course and driving range: [www.swadlincotegolfcentre.com](http://www.swadlincotegolfcentre.com)

Further information - Harworth Group,  
0114 349 3131, [www.harworthgroup.com](http://www.harworthgroup.com)

**Property Reference: 21127**

**Town Centre Redevelopment Land  
Swadlincote, DE11 0AH**

**South Derbyshire District Council**  
Tel: 01283 595725  
[business@southderbyshire.gov.uk](mailto:business@southderbyshire.gov.uk)

South Derbyshire District Council is seeking to identify parties interested in collaborating on the redevelopment of land in the heart of Swadlincote town centre.

Further information:  
[business@southderbyshire.gov.uk](mailto:business@southderbyshire.gov.uk)



**Property Reference: 21048**

**Residential Plot - Weston  
Street, Swadlincote,  
DE11 9AT**

Freehold £49,500  
Available

Building plot, situated within easy access of the town centre and other local amenities. Currently being used as a garage/storage space (internal measuring 25'10" x 12'3") and has planning in place for the construction of a single two-storey detached dwelling. Planning ref: 9/2016/0513.

For further information contact:  
Cadley Cauldwell Ltd  
19 High Street, Swadlincote,  
DE11 8JE.  
Tel: 01283 345711



**Property Reference: 23482**

**Residential Development  
For Sale West Street  
Swadlincote  
Derbyshire  
DE11**

Freehold £175,000  
Available

[rentsellfast.com](http://rentsellfast.com)  
- West Midlands  
44 High Street  
Sutton Coldfield,  
B72 1UJ

0121 659 3544

Residential Development - Opportunity to acquire the West Street section of the Methodist Church Hall.

A single storey building with planning permission granted for the conversion into three townhouses.

Minor amendments application may be required because part of the approval includes adjacent premises that is being retained by the seller. (this building including the retained parts has overall planning for conversion to 5 houses & 8 apartments).

Planning ref no: 9/2018/0976 - it is part of the larger Methodist Church and Hall development, which may also be available by negotiation.



**Disclaimer**

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.

**Woodville Regeneration Area  
Employment and Residential  
Land**

20 Hectare  
Available

**Harworth Group**

0114 349 3131  
enquire@harworthgroup.com  
www.harworthgroup.com

A site of approx. 20 Hectares in single ownership for mixed use development. The site has been opened up by a new arterial route, known as the Woodville Regeneration Route (completed December 2021), which bypasses the 'Clock Island' to link the A514 through Swadlincote to the A511 Ashby Bypass. Services plots to be made available for commercial and residential development.

DMPA/2019/0931 envisages residential development of up to 300 dwellings, a local centre comprising a 1,600 sqm food store (Class A1 Use), 700 sqm restaurant/fast food (Class A3 Use) and 550 sqm pub (Class A4 Use), together with employment land consisting of 2,000 sqm Class B1(b) research and development and/or B1(c) light industrial uses, 4,000 sqm Class B2 general industrial uses and 8,000 sqm Class B8 storage and distribution uses.



**Disclaimer**

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.

# Directory of agents

Agent: **Avison Young**  
Contact: Carl Potter  
Tel no: 0121 236 8236  
Email: [getintouch.uk@avisonyoung.com](mailto:getintouch.uk@avisonyoung.com)

Agent: **Ashley Adams**  
Tel no: 01332 865 568  
Email: [melbourneinfo@ashleyadams.co.uk](mailto:melbourneinfo@ashleyadams.co.uk)

Agent: **Auction Estates Limited**  
Contact: Paul Giles  
Tel no: 07393 194089/01157 844 600  
Email: [paul@auctionestates.co.uk](mailto:paul@auctionestates.co.uk)  
[info@auctionestates.co.uk](mailto:info@auctionestates.co.uk)  
Web: [www.auctionestates.co.uk](http://www.auctionestates.co.uk)

Agent: **Abode Estate Agents**  
Tel no: 01283 845 888  
Email: [burton@abodemidlands.co.uk](mailto:burton@abodemidlands.co.uk)  
Web: [www.abodemidlands.co.uk](http://www.abodemidlands.co.uk)

Agent: **Alexanders Estate Agents - Loughborough**  
Tel: 01509 861 222  
Email: [lbrsales@alexanders-estates.com](mailto:lbrsales@alexanders-estates.com)

Agent: **Alexander Bruce Ltd**  
Contact: James A B Ottewell  
Tel no: 01332 864814  
Email: [jamesottewell@alexanderbruce.co.uk](mailto:jamesottewell@alexanderbruce.co.uk)

Agent: **Baker Payne Property Group Ltd, Somerset**  
Tel no: 01984 575009  
01984 618889  
Email: [info@bakerpayne.com](mailto:info@bakerpayne.com)  
Web: [bakerpayne.com](http://bakerpayne.com)

Agent: **Bagshaws**  
Tel no: 01335 342 201  
Email: [ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)  
Web: [www.bagshaws.com](http://www.bagshaws.com)

Agent: **Bagshaws Estate Agents**  
Tel no: 01889 562811  
Email: [utttoxeter@bagshaws.com](mailto:utttoxeter@bagshaws.com)  
Web: [www.bagshaws.com](http://www.bagshaws.com)

Agent: **Barnard Marcus Hammersmith Auctions**  
Tel: 020 8741 9990  
Web: [www.barnardmarcusauctions.co.uk](http://www.barnardmarcusauctions.co.uk)

Agent: **Burchall Edwards**  
Tel no: 01332 202040  
Email: [derbyinfo@ashleyadams.co.uk](mailto:derbyinfo@ashleyadams.co.uk)  
Web: [www.burchalledwards.co.uk](http://www.burchalledwards.co.uk)

Agent: **Burchall Edwards**  
Tel no: 01283 530 169  
Email: [burton@burchelledwards.co.uk](mailto:burton@burchelledwards.co.uk)

Agent: **BNP Paribas Real Estate**  
Tel no: 0870 700 2233  
Web: [www.realestate.bnpparibas.co.uk](http://www.realestate.bnpparibas.co.uk)

Agent: **BB & J**  
Tel no: 01332 292825  
Email: [commercial@bbandj.co.uk](mailto:commercial@bbandj.co.uk)  
Web: [www.bbandj.co.uk](http://www.bbandj.co.uk)

Agent: **Cadley Cauldwell Estate Agents**  
Address: 19 High Street  
Swadlincote  
Postcode: DE11 8JE  
Tel no: 01283 217251  
Email: [enquiries@cadleycauldwell.co.uk](mailto:enquiries@cadleycauldwell.co.uk)  
Web: [www.cadleycauldwell.co.uk](http://www.cadleycauldwell.co.uk)

Agent: **Calders Chartered Surveyors**  
Tel no: 01827 61144  
Email: [enquiries@caldersurveyors.com](mailto:enquiries@caldersurveyors.com)  
Web: [www.calderssurveyors.com](http://www.calderssurveyors.com)

Agent: **Doorsteps.co.uk**  
Tel no: 0208 012 8566  
0208 125 7319  
Email: [info@doorsteps.co.uk](mailto:info@doorsteps.co.uk)  
Web: [www.doorsteps.co.uk](http://www.doorsteps.co.uk)

Agent: **Chartex Ltd**  
Tel no: 01773 820500  
Email: [admin@chartex.co.uk](mailto:admin@chartex.co.uk)  
Web: [www.chartex.co.uk](http://www.chartex.co.uk)

Agent: **Christie & Co**  
Tel no: 0115 9483100  
Email: [nottingham@christie.com](mailto:nottingham@christie.com)  
Web: [www.christie.com](http://www.christie.com)

## Disclaimer

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.

Agent: **Curson Sowerby**  
Contact: Josh Tyler  
Tel no: 020 7199 2971  
Email: josh@cspretail.com  
Luke Sowerby  
Tel no: 020 7199 2977  
Email: luke@cspretail.com

Agent: **Commercial Property Partners**  
Tel no: 01246 386997  
Email: sarah@cppartners.co.uk  
Tel no: 0114 273 8857  
Email: sean@cppartners.co.uk

Agent: **Colliers International**  
Tel no: 0121 265 7500  
Web: www.colliers.com

Agent: **David Brown Commercial**  
Contact: David Brown  
Tel no: 01332 200 232  
Email: info@davidbrownproperty.com  
Web: www.davidbrownproperty.com

Agent: **Chushman & Wakefield (DTZ Debenham Tie Leung)**  
Tel no: 0121 200 2050  
Web: www.cushmanwakefield.co.uk

Agent: **Ernest Wilson**  
Tel no: 0113 238 2900  
Email: [sales@ernest-wilson.co.uk](mailto:sales@ernest-wilson.co.uk)  
Web: www.ernest-wilson.co.uk

Agent: **Everett Masson & Furby (EM&F)**  
Tel no: 01782 711022  
Email: staffs@emfgroup.com  
Web: www.emfgroup.com

Agent: **Everett Masson & Furby Group**  
Tel no: 01858 469469  
01782 711022  
Email: [eastmidlands@emfgroup.com](mailto:eastmidlands@emfgroup.com)  
Web: www.emfgroup.com

Agent: **Everington Ruddle**  
Tel no: 01332 297711 or 01332 669600  
Email: [derby@everingtonandruddle.co.uk](mailto:derby@everingtonandruddle.co.uk)

Agent: **Everard Cole Ltd, Nottingham**  
Tel no: 0115 798 0344  
0115 824 6442  
Email: info@everardcole.co.uk

Agent: **Exeid Ltd**  
Tel no: 0345 824 14444  
Email: info@exeid.com  
Web: www.exeidgroup.com

Agent: **Fisher German**  
Tel no: 01530 412821  
Email: ashby@fishergerman.co.uk  
Web: www.fishergerman.co.uk

Agent: **FHP PROPERTY CONSULTANTS**  
Tel no: 01332 343222  
Email: mail@fhp.co.uk  
Web: www.fhp.co.uk

Agent: **FindMyPub**  
Tel no: 01902 374940/01902 374421  
Email: FindMyPub.com

Agent: **Fish2Let**  
Tel no: 01530 411 900  
Email: enquiries@fish2let.com  
Web: www.fish2let.com

Agent: **Fluerets**  
Tel no: 0121 236 5252  
Email: Birmingham@fluerets.com  
Web: [www.fleurets.com](http://www.fleurets.com)

Agent: **Gadsby Nichols**  
Tel no: 01332 296396  
Email: enquiries@gadsbynichols.co.uk  
Web: www.gadsbynichols.co.uk

Agent: **GVA**  
Tel no: 08449 02 03 04  
Web: www.gva.co.uk

Agent: **Guy Simmonds Business Transfers Ltd**  
Coppice Farm, Ashby Road  
Melbourne, Derbyshire  
DE73 8BJ  
Tel no: 01332 865112  
Email: sales@guysimmonds.co.uk

Agent: **Hannells, Derby**  
Tel no: 01332 448078 | 01332 540522  
Email: mickleover@hannells.co.uk  
Web: www.hannells.co.uk

#### Disclaimer

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.

Agent: **Hawksmoor Property Services**  
Tel no: 01543 266660  
Email: [general@hawksmoorps.co.uk](mailto:general@hawksmoorps.co.uk)  
Web: [www.hawksmoorps.co.uk](http://www.hawksmoorps.co.uk)

Agent: **Heb Chartered Surveyors**  
Tel no: 0115 950 6611  
Email: [info@heb.co.uk](mailto:info@heb.co.uk)  
Web: [www.heb.co.uk](http://www.heb.co.uk)

Agent: **Hilton Smythe**  
Tel no: 01204 556315  
Email: [enquiries@hiltonsmythe.com](mailto:enquiries@hiltonsmythe.com)  
Web: [www.hiltonsmythe.com](http://www.hiltonsmythe.com)

Agent: **Howkins & Harrison LLP**  
Tel no: 01827 718021  
Email: [athcommercial@howkinsandharrison.co.uk](mailto:athcommercial@howkinsandharrison.co.uk)  
Web: [www.howkinsandharrison.co.uk](http://www.howkinsandharrison.co.uk)

Agent: **Howkins & Harrison Ashby**  
Tel no: 01530 877977  
Email: [ashby@howkinsandharrison.co.uk](mailto:ashby@howkinsandharrison.co.uk)  
Web: [www.howkinsandharrison.co.uk](http://www.howkinsandharrison.co.uk)

Agent: **Intelligent Business Transfer Ltd**  
Tel no: 0800 612 7718  
Email: [info@intelligent.co.uk](mailto:info@intelligent.co.uk)  
Web: [www.intelligent.co.uk](http://www.intelligent.co.uk)

Agent: **Innes England - Derby**  
Tel no: 01332 362244  
Email: [derby@innes-england.com](mailto:derby@innes-england.com)  
Web: [www.innes-england.com](http://www.innes-england.com)

Agent: **Innes England - Nottingham**  
Tel no: 0115 924 3243  
Email: [nottingham@innes-england.com](mailto:nottingham@innes-england.com)  
Web: [www.innes-england.com](http://www.innes-england.com)

Agent: **Johnson Fellows & Company**  
Tel no: 0121 643 9337  
Email: [info@johnsonfellows.co.uk](mailto:info@johnsonfellows.co.uk)

Agent: **John German**  
Tel no: 01283 512244  
Email: [burton@johngerman.co.uk](mailto:burton@johngerman.co.uk)  
Web: [www.johngerman.co.uk](http://www.johngerman.co.uk)

Agent: **John Pye Property**  
Tel no: 0115 970 6060  
Email: [property@johnpye.co.uk](mailto:property@johnpye.co.uk)  
Web: [www.johnpye.co.uk](http://www.johnpye.co.uk)

Agent: **Knightsbridge Commercial**  
Tel no: 01204 227 661  
Email: [enquiries@knightsbridgeplc.com](mailto:enquiries@knightsbridgeplc.com)  
Web: [www.knightsbridgeplc.com](http://www.knightsbridgeplc.com)

Agent: **Kingston Commercial Property Consultants**  
Tel no: 01543 414300  
Email: [enquiries@kingstoncpc.co.uk](mailto:enquiries@kingstoncpc.co.uk)  
Web: [www.kingstoncpc.co.uk](http://www.kingstoncpc.co.uk)

Agent: **Knight Frank**  
Tel no: 0121 233 6460  
Email: [james.clements@knightfrank.com](mailto:james.clements@knightfrank.com)  
Web: [www.knightfrank.co.uk](http://www.knightfrank.co.uk)

Agent: **Lambert Smith Hampton**  
Tel no: 0121 236 2066  
Web: [www.lsh.co.uk](http://www.lsh.co.uk)

Agent: **Matthew Phillips Surveyors**  
Tel no: 0121 353 2757  
Email: [matt@matthewphillipssurveyors.co.uk](mailto:matt@matthewphillipssurveyors.co.uk)

Agent: **Mather Jamie Ltd**  
Tel no: 01509 233 433  
Email: [sales@matherjamie.co.uk](mailto:sales@matherjamie.co.uk)  
Web: [www.matherjamie.co.uk](http://www.matherjamie.co.uk)

Agent: **Meridian Business Sales Ltd**  
Tel no: 01204 521417  
Email: [info@meridianbusinesssales.co.uk](mailto:info@meridianbusinesssales.co.uk)  
Web: [www.meridianbusinesssales.co.uk](http://www.meridianbusinesssales.co.uk)

Agent: **MUSSON LIGGINS**  
Tel no: 0115 941 5241  
Email: [dcb@mussonliggins.co.uk](mailto:dcb@mussonliggins.co.uk)

Agent: **MWRE**  
Tel no: 0121 285 9470  
Web: [www.mwre.co.uk](http://www.mwre.co.uk)  
Email: [nick.waddington@mwre.co.uk](mailto:nick.waddington@mwre.co.uk)  
[adam.mcguinness@mwre.co.uk](mailto:adam.mcguinness@mwre.co.uk)

Agent: **Newton Fallowell**  
Address: 49 High Street  
Swadlincote  
Derbyshire  
DE11 8JA  
Postcode:  
Tel no: 01283 217772  
Email: [swadlincote@newtonfallowell.co.uk](mailto:swadlincote@newtonfallowell.co.uk)  
Web: [www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)

#### Disclaimer

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.



Agent: **Nicolas Humphreys Estate Agents**  
Tel no: 01283 528020  
Email: burton@nicholashumphreys.com  
Web: www.nicholashumphreys.com

Agent: **Parker Hall**  
Tel no: 01283 345048  
Email: relax@parker-hall.co.uk  
Web: www.parker-hall.co.uk

Agent: **Peter Tew**  
Tel no: 0116 255 1527  
Email: pgt@petertew.co.uk  
Web: www.petertew.co.uk

Agent: **Rapleys**  
Tel no: 0370 777 6292 57  
Email: info@rapleys.com  
Web: www.rapleys.co.uk

Agent: **Raybould & Sons - Commercial**  
Tel no: 01332 295555  
Email: commercial@raybouldandsons.co.uk  
Web: www.raybouldandsons.co.uk

Agent: **Rigby & Co**  
Tel no: 01332 203377  
Email: russellrigby@rigbyandco.com  
Web: www.rigbyandco.com

Agent: **Rushton Hickman Limited**  
Address: 186 Horninglow Street  
Anson Court  
Burton on Trent  
Postcode: DE14 1NG  
Contact: Douglas Harvey  
Tel no: 01283 517747  
Email: property@rushtonhickman.com  
Web: www.rushtonhickman.com

Agent: **Salloway**  
Address: 184 Horninglow Street  
Anson Court  
Burton on Trent  
Postcode: DE14 1NG  
Tel no: 01283 500030  
Email: burton@salloway.com  
Web: www.salloway.com

Agent: **Salloway**  
Contact: Stephen Salloway  
Tel no: 01332 298000  
Email: derby@salloway.com  
Web: www.salloway.com

Agent: **Savills**  
Tel no: 0115 934 8000  
Email: nottingham@savills.com  
Web: www.savills.co.uk

Agent: **SDL Graham Penny**  
Tel no: 01332 242880  
Email: [enquiries@sdlauctions.co.uk](mailto:enquiries@sdlauctions.co.uk)  
Web: www.sdlgrahampenny.co.uk

Agent: **Sansom Hamilton & Co**  
Tel no: 01530 272791/01530 274548  
Email: enquiries@sansomhamilton.co.uk  
Web: www.sansomhamilton.co.uk

Agent: **Spencer Birch**  
Tel no: 0115 941 3678  
Email: info@spencerbirch.co.uk  
Web: www.spencerbirch.co.uk

Agent: **Sturgis Snow & Astill**  
Tel no: 0116 2555999  
Email: info@sturgis-snowandastill.co.uk  
Web: www.sturgis-snowandastill.co.uk

Agent: **Tanners Chartered Surveyors and Estate Agents**  
Tel no: 0115 958 6586  
Email: [tanners@tannersproperties.co.uk](mailto:tanners@tannersproperties.co.uk)

Agent: **Titchmarsh & Bagley**  
Tel no: 07946 510 343  
Email: [info@titchmarshandbagley.com](mailto:info@titchmarshandbagley.com)  
[guy@titchmarshandbagley.com](mailto:guy@titchmarshandbagley.com)  
Web: [www.titchmarshandbagley.com](http://www.titchmarshandbagley.com)

Agent: **Whittle Jones, Midlands**  
Tel no: 0121 396 0190  
0121 523 2929  
Email: midlands@whittlejones.co.uk  
Web: [www.whittlejones.com](http://www.whittlejones.com)

Agent: **Wright Silverwood Ltd**  
Contact: Andrew Benson  
Tel no: 0121 4105546  
Email: [andrew.benson@wrightsilverwood.co.uk](mailto:andrew.benson@wrightsilverwood.co.uk)  
Web: www.wrightsilverwood.co.uk

#### Disclaimer

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.

## Property Owners

Name: **The Bartonfields Centre**  
Tel no: 01283 733024  
Email: [info@bartonfields.com](mailto:info@bartonfields.com)  
Web: [www.bartonfields.com](http://www.bartonfields.com)

Name: **Countryside Properties**  
Tel no: 01908 290 020  
Web: [www.countrysideproperties.com](http://www.countrysideproperties.com)

Name: **Derbyshire County Council**  
Address: County Offices  
Matlock  
Derbyshire  
Postcode: DE4 3AG  
Tel no: 01629 535887/01629 580000 x  
6335  
Email: [nigel.clarke@derbyshire.gov.uk](mailto:nigel.clarke@derbyshire.gov.uk)  
or Web: [www.derbyshire.gov.uk/  
business/business\\_property/](http://www.derbyshire.gov.uk/business/business_property/)

Name: **Harworth Group**  
Tel no: 0114 349 3131  
Email: [enquire@harworthgroup.com](mailto:enquire@harworthgroup.com)  
Web: [www.harworthgroup.com](http://www.harworthgroup.com)

Name: **Mountford Partners,**  
Address: Royle Farm House,  
Caldwell Road, Drakelow,  
Postcode: DE15 9TU  
Tel no: 01283 566 344  
Email: [info@rfbp.co.uk](mailto:info@rfbp.co.uk)

Name: **Middletons**  
Address: 58 Alexandra Road  
Swadlincote  
Derbyshire  
Postcode: DE11 9SP  
Contact: Kevin Middleton  
Tel no: 01283 224694

Name: **Shardlow Business Centre**  
Tel no: 01332 793 061  
Web: [www.shardlowbusinesscentre.co.uk](http://www.shardlowbusinesscentre.co.uk)

Name: **S. Whittaker & Sons**  
Address: 90 Common Road  
Church Gresley  
Swadlincote  
Derbyshire  
Postcode: DE11 9DW  
Contact: Julian Whittaker  
Tel no: 01283 216764

Name: **South Derbyshire District Council**  
Address: Civic Offices, Civic Way  
Swadlincote Derbyshire  
Postcode: DE11 0AH  
Contact: Martin Reid  
Tel no: 01283 595739  
Email: [martin.reid@southderbyshire.gov.uk](mailto:martin.reid@southderbyshire.gov.uk)  
Web: [www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

Name: **Mr & Mrs KE Lennard**  
Address: Windlehill, Sutton on the Hill,  
Ashbourne, Derbyshire  
Postcode: DE6 5JH  
Tel no: 01283 732377  
Email: [windlehill@btinternet.com](mailto:windlehill@btinternet.com)  
Web: [www.windlehill.co.uk](http://www.windlehill.co.uk)

## Property Lawyers

Name: **Timms Solicitors**  
Address: Empire Buildings  
23 West Street  
Swadlincote  
Postcode: DE11 9DG  
Tel no: 01283 214231  
Web: [www.timmssol.co.uk](http://www.timmssol.co.uk)

Name: **Alexander & Co Solicitors LLP**  
Address: 56 Friar Gate  
Derby  
Postcode: DE1 1DF  
Tel no: 01332 600005  
Email: [enquiries@aandco.co.uk](mailto:enquiries@aandco.co.uk)  
Web: [www.aandco.co.uk](http://www.aandco.co.uk)

Name: **Nelsons Solicitors (Derby)**  
Address: Sterne House  
Lodge Lane  
Derby  
Postcode: DE1 3WD  
Tel no: 01332 372372  
Web: [www.nelsonslaw.co.uk](http://www.nelsonslaw.co.uk)

### Disclaimer

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.

# Metric-imperial conversion

To convert to metric, multiply by the factor shown. To convert from metric, divide by the factor:

- Acres : Hectares 0.4047
- Square Feet : Square Metres 0.0929

## Disclaimer

The information provided is reproduced in good faith and enquirers should satisfy themselves as to particulars of property, terms, costs availability etc., with the agents concerned, as well as availing themselves to specialist advice offered, e.g. surveys, valuations from Royal Institution of Chartered Surveyors (RICS) professionals.