



South Derbyshire

the perfect
business
environment

Vacant Commercial Property Bulletin:

SUMMER 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
Web: www.destinationsouthderbyshire.co.uk

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.

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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 comprising
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

Rushton Hickman Limited
property@rusthonhickman.com
01283 517747

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

Richard Fairey
richard.fairey@rusthonhickman.com



Property Reference: 23126

Drakelow Business Park,
Walton Road, Drakelow,
DE15 9UA
From 0.50 to 1.50 acres
£25,000 Per Acre Per Annum

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

Leasehold
Available

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 per annum.
Reference No: 9698.

Fisher Hargreaves Proctor
01332 343 222
mail@fhp.co.uk

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

Darran Severn
07917 460 031
darran@fhp.co.uk



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Property Reference: 23692

INDUSTRIAL UNITS

**GUNBY LEA FARM,
Lullington Road, Netherseal,
Swadlincote, Derbyshire,
DE12 8BE**

1,442 SqFt – 5,770 SqFt
Leasehold P.O.A.
Available

New modern industrial units available
Quarter 3 of 2022.

The development consists of 2 units
with a gross internal floor area of
2,885 sqft (268 sqm) which can be
taken in part or as a whole.

Accommodation:
Area: 1,442 sqft (133.96 sqm)

Unit 7A
Unit 7B
Unit 8A
Unit 8B

Total 5,770 sqft (536.03 sqm)



Rushton Hickman Ltd

01283 517747

property@rusthonhickman.com

Douglas Harvey

01283 387685

Douglas.Harvey@rusthonhickman.com

Property Reference: 23803

**Unit 3, A G Business Estate,
Lowman Way, Hilton
DE65 5UA**

1,076 SqFt
Leasehold P.O.A.
Available

To Let - Industrial Unit

A brand new business unit in a
gated courtyard scheme.

1,076 sqft (100 sqm).

Built-in office and WC.

4 designated car parking spaces.



Raybould & Sons

01332 295555

commercial@raybouldandsons.co.uk

Property Reference: 22551

**Industrial Units and Secure
Compounds**

**Royle Farm Business Park
Caldwell Road, DE15 9TU**

900 sqft to 7,500 sqft
Leasehold POA

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.

Mountford Partners

Royle Farm House,
Caldwell Road, Drakelow,
DE15 9TU

Call: 01283 566 344

Email: info@rfbp.co.uk

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.



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Property Reference: 23389

**Klondyke Works,
Ashby Road East,
DE15 0PU**

1,800 SqFt

Leasehold: £21,000 per annum

Available

Rushton Hickman Limited

01283 517747

property@rushtonhickman.com

Doug Harvey

01283 387685

douglas.harvey@rushtonhickman.com

Property type:

Industrial/light industrial.

Size: 1,800 sqft

Tenure: Leasehold: £21,000 per annum

The estate is occupied by tenants for storage distribution and other similar uses.



Property Reference: 23364

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

5,163 SqFt

Leasehold £41,500

Available

Rushton Hickman Limited

01283 517747

property@rushtonhickman.com

Doug Harvey

01283 387685

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.



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Office / Serviced Office / Managed Workspace

Property Reference: 13195

**48A (1) Alexandra Road,
Swadlincote, DE11 9AZ**

Leasehold P.O.A.
Available

Middletons

58 Alexandra Road
Swadlincote
Derbyshire
DE11 9SP
01283 224694

Retail/office premises available in
Swadlincote town centre:

Double fronted shop unit (can be
sub-divided).
£186/week.
Includes toilet, kitchen, storage
room.

For further details contact:

Kevin Middleton
01283 224694
07931 320163



Property Reference: 23727

**Badger Farm Business Park
Willowpit Lane
Hilton, Derbyshire, DE65 5FN**

1,900 SqFt
Leasehold £43,700 per annum plus
VAT
Available

Salloway - B.o.t

01283 500030
burton@salloway.com

The accommodation forms part of a
two storey, detached building.

Internally, there is a communal
reception area with toilet facilities, a
meeting room and communal kitchen
facilities. In addition, there is also a
small gym which can be utilised by all
the tenants of the building.

Externally, the site is accessed by a
security gate with intercom access
and ten spaces are allocated to the
accommodation.



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Accommodation

Total (net internal): 176.57 sqm
(1,900 sqft).

The premises are available on a
Serviced Offices Licence Agreement
at a fully inclusive rental of £3,641.66
per month plus VAT (£43,700 per
annum plus VAT).

Property Reference: 23871

Betty's Farm, The Castle Way, Willington, DE65 6BW

175.00 SqFt - 280.00 SqFt
Leasehold P.O.A.
Available

Exeid

01158 241444
Duncan Mckeown

New built small office block, over looking
farm land with farm shop.

All offices are serviced and include
furniture, cleaning, electricity, water,
parking, wifi and maintenance.

Size Range : 175 - 280 sqft



Property Reference: 23820

Ragsdale House, 138 Burton Road Woodville DE11 7JG

2,929 SqFt
Leasehold £30,000 per annum
Available

Salloway - B.o.t

01283 500030
burton@salloway.com

To Let – Due to relocation – Office
Accommodation

Rent : £30,000 p.a.x. plus VAT.

Office accommodation, comprising
approximately 272.24 sqm (2,929 sqft)
(net internal).

Ground floor - 230.79 sqm (2,483 sqft).
First floor - 41.45 sqm (446 sqft).

Overall Total - 272.24 sqm (2,929 sqft).

Car park with 30 spaces.



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.



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Property Reference: 23736

**Unit 3 Knowle Hill Farm,
Ingleby Lane, Ticknall,
Derbyshire, DE73 7JQ**
411.20 SqFt
Leasehold £4,200 pa
Available

Howkins & Harrison Limited
01530 877977
ashby@howkinsandharrison.co.uk

Self contained office suite - open plan office.

Net Internal Area: 411 sqft.

Ample parking.
Flexible terms.

£350 per calendar month.
£4,200 per annum.
£10.22 per sqft.



Property Reference: 20865

**Lullington House,
Serviced First Floor Offices,
Bretby Business Park,
Bretby, DE15 0YZ.**
3,768 sqft
Leasehold £4667 pcm
Available

Salloway Property Consultants
01283 345037
burton@salloway.com

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).

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

Rushton Hickman Limited
01283 517747
property@rushtonhickman.com

Doug Harvey
douglas.harvey@rushtonhickman.com

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.

EPC Grade - C(53).



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Property Reference: 23802

**Swadlincote Innovation Centre -
Offices – To Let
Swadlincote
Derbyshire
DE11 9DF**

Leasehold £200 - £365 per month
Available

Rushton Hickman Limited
01283 517747
property@rushtonhickman.com

Richard Fairey
01283 528031
richard.fairey@rushtonhickman.com

Serviced offices with shared facilities available on flexible terms in a supported environment.

- modern 2-3 person office suites
- bookable meeting room with screen
- 24/7 access
- free on-site car parking
- shared kitchen and toilets
- access to impartial business advice
- all-inclusive monthly charge

Min Size: 118 SqFt
Max Size: 217 SqFt

Tenure: Leasehold: £200 - £365 per month.

Swadlincote Innovation Centre is owned and operated by South Derbyshire District Council. Business advice is provided by the South Derbyshire Business Advice Service.

For current availability and office sizes/costs go to:
www.swadlincoteinnovationcentre.co.uk

For further information and to book a viewing,
contact: business@southderbyshire.gov.uk



Property Reference: 21477

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

Salloway Property Consultants
01283 500030
burton@salloway.com

To Let - Environmentally sustainable office accommodation.

Rentals from: £11,975 p.a.x.

Suites available from 89 sqm (958 sqft) upwards. Suites available individually and combined. Total available accommodation 274.1 sqm (2,950 sqft). 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
- Ground source heat pump
- Run from roof solar panels
- Under floor heating
- Passive cooling
- Heat recovery ventilation system
- Power at competitive rates



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Property Reference: 23732

**184 High Street,
Newhall, Swadlincote,
Derbyshire, DE11 0HP**

518 SqFt
Freehold £150,000
Available

Rushton Hickman Limited

01283 517747

property@rushtonhickman.com

Doug Harvey
01283 387685
douglas.harvey@rushtonhickman.com

Stand alone retail unit with double frontage
and two bedroom apartment above.

Size: 518 sqft.

Tenure - Freehold: £150,000.



Property Reference: 23679

**The Barn, Kings Newton Hall,
Main Street, Kings Newton,
DE73 8BX**

1,923 SqFt
Leasehold £20,000 per annum
Available

Fisher Hargreaves Proctor

Dan Mooney

07929 716 330

dan.mooney@fhp.co.uk

Darran Severn

01332 224 854

darran@fhp.co.uk

Open plan office accommodation.

Five on-site car parking spaces.

Available on new lease terms. Shared
occupation.

Rent £20,000 per annum exclusive.



Property Reference: 22805

**Sapperton Manor,
Sapperton Lane, Derby,
Derbyshire, DE65 5AU**

410 – 1,022 SqFt
Leasehold
Available

Howkins & Harrison Limited

01530 877977

athcommercial@howkinsandharrison.co.uk

Newly refurbished offices. Self
contained office suites.

Units available from 410 sqft to
1,022 sqft.

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.

The Stable: Barn conversion office
suite. In total 879 sqft of space.
£11,000 per annum.



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Property Reference: 23153

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

1,165 SqFt

Leasehold £11,950 pa

Available

Rushton Hickman Limited

01283 517747

property@rusthonhickman.com

Richard Fairey

01283 528031

richard.fairey@rusthonhickman.com

Oaktree Business Park is prominently located at the roundabout junction of Cadley Hill Road and William Nadin Way on the edge of Swadlincote.

This ground floor suite is situated within a block of 4 office buildings

Net internal Office Area: 1,165 sqft (108.23 sqm); Ancillary Kitchen 36 sqft (3.34 sqm).

Tenure: Leasehold: £11,950 per annum exclusive of rates.

Flexible lease terms available.
EPC Grade C 60.



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

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 5ab - First floor. 2-3 person.
Area circa 203 sqft.

Licence Fee £590 pcm (+ VAT).

Office 7 second floor with private kitchen.
Area circa 646 sqft.

Licence Fee £1,575 pcm (+ VAT).



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



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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

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
Windlehill Farm, Sutton on the Hill, Ashbourne,
Derbyshire, DE6 5JH.
www.windlehill.co.uk

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Retail / Leisure

Property Reference: 13195

**48A (1) Alexandra Road,
Swadlincote, DE11 9AZ**
Leasehold P.O.A.
Available

Middletons
58 Alexandra Road
Swadlincote
Derbyshire
DE11 9SP
01283 224694

Retail/office premises available in
Swadlincote town centre:

Double fronted shop unit (can be
sub-divided).
£186/week.
Includes toilet, kitchen, storage
room.

For further details contact:

Kevin Middleton
01283 224694
07931 320163



Property Reference: 23683

Investment
2 Blanch Croft,
Mileburne House,
Melbourne, Derbyshire,
DE73 8GG
954 SqFt
Freehold £300,000
Available

Chris Wright (Omeeto)
01332 840328
derbyshire@omeeto.co.uk

Recently refurbished - mixed use
investment with parking.

Self-contained cocktail bar on ground
floor with separately accessed, two bed
holiday let over the upper floors.

Ground floor - Class E Unit producing
£8,250 p.a.
Upper floor holiday let producing
£10,500 p.a.
Combined 2023 rental projected to be
£20,850 p.a.



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Property Reference: 23867

**Derby Road,
Aston On Trent
DE72 2AF**

Leasehold £1,200 pcm £14,400 pa
Available

Leaders Lettings
01332 448149
derby@leaders.co.uk

Commercial Unit - Workshop or Retail

First floor unit with private entrance from the ground floor and comprises of two rooms and WC area.

Size:- 75 sqm. £1000 plus VAT pcm.

£1,200 pcm
£14,400 pa



Property Reference: 21305

**Units 1 and 2
A50/A38 Willington Services,
Willington, Derby,
DE65 6DX**

918 – 4,672 sqft
Leasehold
Available

FHP Derby
01332 343 222
mail@fhp.co.uk

Jack Shakespeare
07817 924 949
jack@fhp.co.uk

Oliver Marshall
07887 787 885
oliver@fhp.co.uk

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

Unit 1 - 86.95 sqm (936 sqft).
£16,500 Per Annum.

Unit 2 - 87.14 sqm (938 sqft).
£16,500 Per Annum.

Nearby occupiers include Shell, Greene King, Ibis Hotel, KFC, Subway and Bean Coffee.

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 DE11 9FQ**

15,855 SqFt
Leasehold £120,000 per annum
Available

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

Dan Kent
020 3976 5296
dan.kent@avisonyoung.com
Rob Fraser
020 3196 2203
rob.fraser@avisonyoung.com

To Let - Large retail premises on The Pipeworks retail park. Arranged over ground and first floors:

Ground 743 sqm (7,997 sqft).
First 730 sqm (7,858 sqft).

Total 1,473 (sqm 15,855 sqft).

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.



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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: £29,556.

EPC Rating: C 51-75.

Business Reference: S07494

Property Reference: 23675

**4 Church Street,
Church Gresley, Swadlincote,
Derbyshire
DE11 9NP**

600 SqFt

Leasehold: £12,000 per annum

Available

**Neale Sayle
(WT Gunson)**

0161 833 9797

neale.sayle@wtgunson.co.uk

To Let - 600 sqft retail unit.
£12,000 per annum.

Detached two storey retail premises.

Ground Floor - open plan retail unit with kitchen and WC facilities to the rear.

First Floor is divided into separate rooms that may suit a clinic use or offices.

Externally - hardstanding to the front and adjacent to the property that can provide a couple of parking spaces.



Property Reference: 23645

**3 Church Street, Swadlincote,
Derbyshire, DE11 8LE**

457 SqFt

Leasehold: £7,000 per annum

Available

Howkins & Harrison Limited

01530 877977

ashby@howkinsandharrison.co.uk

Ground floor retail area with kitchen and WC to the rear of the property.

The property is currently undergoing refurbishment and finishes can be agreed with the Landlord.

42.44 sqm (457 sqft).

Parking: roadside parking, as well ample free public car parking close by.

Price: £7,000 per annum.



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Property Reference: 23334

**4 High Street,
Swadlincote, DE11 8HY**
1,453 SqFt
Leasehold £1,750 pcm
£21,000 pa
Available

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

Retail premises.

Ground floor retail unit with area to the rear providing additional storage with kitchen and w.c.

Accommodation has been recently refurbished. Externally, there is an outbuilding that has been partitioned to create two small rooms. There is also access to a shared garden shared with the residential tenants in the first and second floors.
Size: 1,623 sqft (150.78 sqm).



Property Reference: 23362

Investment
12 High Street, Swadlincote
Derbyshire, DE11 8HY
3,272 SqFt
Freehold £305,000
Available

Rushton Hickman Limited
01283 517747
property@rusthonhickman.com

Doug Harvey
douglas.harvey@rusthonhickman.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: 23823

Hair & Beauty Salon - For Sale
Swadlincote
Derbyshire
DE11 8HY
Freehold - POA
Available

Knightsbridge Business
Sales PLC
0845 050 300

Business offered for sale - operates from leasehold premises.

Provides a range of hair and beauty services.

Managing Director is willing to provide a negotiable handover period.

Offers invited.



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Property Reference: 22798

38 High Street Swadlincote

Derbyshire, DE11 8HY

1,099 SqFt

Leasehold Rent: £13,500 p.a.x.

plus VAT

Available

Salloway - B.o.t

01283 500030

burton@salloway.com

Anwar Hussain

anwar@salloway.com

Ground floor retail and first floor office and storage accommodation.

Ground floor retail accommodation comprising approximately 47.17 sqm (508 sqft).

First floor office and storage accommodation comprising approximately 54.99 sqm (591 sqft).

Rent: £13,500 p.a.x. plus VAT.



Property Reference: 23434

**41 High Street,
Swadlincote, DE11 8JE**

2,483 SqFt

Leasehold £24,500 Per Annum

Freehold Price £425,000

Available

Fisher Hargreaves Proctor

01332 343 222

mail@fhp.co.uk

Dan Mooney

07929 716 330

dan.mooney@fhp.co.uk

Estee Coulthard-Boardman

07929 716 330

estee@fhp.co.uk

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

Size 230.70 sqm (2,484 sqft).

Rent £24,500 Per Annum.
Price £425,000.

Ground floor sales 1,747 sqft.
First floor storage/office 736 sqft.

Suitable for a variety of uses under Use Class E.

Rear parking and access.



Property Reference: 21475

**44 High Street, Swadlincote,
Derbyshire, DE11 8HS**

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.



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Property Reference: 23799

**60a High Street, Newhall,
Swadlincote, Derbyshire,
DE11 0HU**

355 SqFt
Leasehold £150 Per Week
Available

Rushton Hickman Limited

01283 517747

property@rushtonhickman.com

Simon Walker

01283 528011

simon.walker@rushtonhickman.com

The property comprises of a 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: Leasehold: £150 Per week.



Property Reference: 23682

**The Mandarin,
Egginton Road, Hilton,
DE65 5FJ**

27,442.80 SqFt
0.63 acres
Freehold £550,000
Available

Chris Wright (Omeeto)

01332 840328

derbyshire@omeeto.co.uk

Restaurant and premises with large site and extended road frontage.

The existing building provides two bars, a commercial kitchen and 45 cover restaurant on the ground floor. The first floor provides a four bed apartment with kitchen, bathroom and living room.



Property Reference: 23800

**12 Midland Road,
Swadlincote, DE11 0AG**

587 SqFt
Leasehold: £11,500 per annum
exclusive of rates
Available

Rushton Hickman Limited

01283 517747

property@rushtonhickman.com

Richard Fairey

01283 528031

richard.fairey@rushtonhickman.com

Ground floor retail unit.

Size: 587 sqft.

Tenure: Leasehold: £11,500 per annum
exclusive of rates.

The premises are suitable for a variety of retail, beauty and professional service uses subject to appropriate change of use planning consent where required.



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Sealwood Cottage Farm
Sealwood Lane, Linton
Derbyshire, DE12 6PA
21.44 Acre
Freehold £1,400,000
Available

Grade II Listed former country retreat with five bedrooms.

Currently operating as a campsite and winery with the opportunity to purchase an established brand.

21.44 acres (8.68 hectares).

Fisher German
Ashby de la Zouch
01530 410840
centralagency@fishergerman.co.uk

Detached triple garage with first floor area.

Workshop/barn.

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South Derbyshire

the perfect
business
environment

Land & Redevelopment Opportunities

Property Reference: 23603

**Barrow Bridge Industrial Estate,
Sinfin Lane, Barrow-On-Trent,
Derbyshire, DE73 7HH**
0.81 Hectares
Available

Storage land to let.

Occupying a superb strategic location
within 2 miles of the A50.

Salloway Property Consultants
01283 500030
burton@salloway.com

Comprising in total approximately
8,115 sqm (2 acres).

Rent: £65,000 p.a.x.



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.



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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).



Property Reference: 23821

Development Site – Former Angel Inn, Swadlincote, DE11 8LF

0.29 Acre
Freehold £400,000
Available

Everard Cole Ltd

0115 798 0344
info@everardcole.co.uk

Residential development site with secured planning permission for 5 dwellings. Planning permission approved March 2022.

Previous public house use.

Total site area 0.291 acres.

Close to town centre.



Property Reference: 23822

Housing Land at 56 Coppice Side, Swadlincote, DE11 9AA

Freehold £130,000 plus fees
Available

SDL Property Auctions – Commercial

0800 046 5454

Cleared development site. Planning permission for three houses, Ref No. 9/2017/0779. Planning permission is for one detached house to the front of the site and a pair of semi-detached houses to the rear along with associated gardens and parking. Close proximity to town centre.

Guide Price Available £137,000.

EPC Rating: Exempt.

Property Reference: 49346

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

Available

Clowes Developments

01335 360353
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

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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

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



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



Property Reference: 23474

Housing 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.



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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 now expired.

For further information, please ring 01283 595791.

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

Peter Massie
Tel: 0114 349 3131
enquire@harworthgroup.com
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

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.



Property Reference: 13181

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

Peter Massie
Tel: 0114 349 3131
enquire@harworthgroup.com
www.harworthgroup.com

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

Further information:
www.harworthgroup.com/projects/cadley-park/

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Property Reference: 23868

**Land - Follyfoot Farm Burntheath
Hilton DE65 5FE**

Freehold £400,000
Available

Schofield Stone Ltd

01283 777100
info@schofieldstone.co.uk

Development opportunity - Planning consent for the conversion of three barns to single storey family homes. Each property would have allocated parking.

Planning reference numbers: DMPA/2021/1099 and DMPA/2021/1100 and can be found here:

<https://southderbyshirepr.force.com/s/planning-application/a0b4J000004yr0gQAA/dmpa20211100>

and
<https://southderbyshirepr.force.com/s/planning-application/a0b4J000004yr0bQAA/dmpa20211099>

Property Reference: 21127

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

South Derbyshire District Council

Tel: 01283 595725
business@southderbyshire.gov.uk

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

Further information:
business@southderbyshire.gov.uk



Property Reference: 23647

**Storage Land on the West Side
of Woodyard Lane, Foston,
DE65 5PY**

122447.16 SqFt
Leasehold £120,000 P.A.X
Available

David Brown Commercial

01332 200232
info@davidbrownproperty.com

To Let - Secure fenced hard standing land.

£120,000 P.A.X.

Extending to 2.811 acres approx. Situated minutes from A50 trunk road. Established storage and distribution location.



Property Reference: 23824

**Land For Sale - Woodland Road,
Swadlincote, DE15**

0.33 Acre
Freehold P.O.A.
Available

Regal Residence, London

020 3324 1599
info@regalresidence.co.uk

Land - For Sale.

0.33 acres.
POA.
Size: 14,375 sqft (1,335 sqm).

Plot of land roughly 0.33 acres off Woodland Road, Swadlincote. The site has planning approved for a graveyard.

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**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. Serviced 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.



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Directory of agents

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

Agent: **Ashley Adams**
 Tel no: 01332 865 568
 Email: melbourneinfo@ashleyadams.co.uk

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

Agent: **Abode Estate Agents**
 Tel no: 01283 845 888
 Email: burton@abodemidlands.co.uk
 Web: www.abodemidlands.co.uk

Agent: **Alexanders Estate Agents - Loughborough**
 Tel: 01509 861 222
 Email: lbrsales@alexanders-estates.com

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

Agent: **Bagshaws**
 Tel no: 01335 342 201
 Email: ashbourne@bagshaws.com
 Web: www.bagshaws.com

Agent: **Bagshaws Estate Agents**
 Tel no: 01889 562811
 Email: uttoxeter@bagshaws.com
 Web: www.bagshaws.com

Agent: **Burchall Edwards**
 Tel no: 01332 202040
 Email: derbyinfo@ashleyadams.co.uk
 Web: www.burchelledwards.co.uk

Agent: **Burchall Edwards**
 Tel no: 01283 530 169
 Email: burton@burchelledwards.co.uk

Agent: **BB & J**
 Tel no: 01332 292825
 Email: commercial@bbandj.co.uk
 Web: 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
 Web: www.cadleycauldwell.co.uk

Agent: **Christie & Co**
 Tel no: 0115 9483100
 Email: nottingham@christie.com
 Web: www.christie.com

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@cpppartners.co.uk
 Tel no: 0114 273 8857
 Email: sean@cpppartners.co.uk

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

Agent: **Ernest Wilson**
 Tel no: 0113 238 2900
 Email: 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: **Everington Ruddle**
 Tel no: 01332 297711 or 01332 669600
 Email: derby@everingtonandruddle.co.uk

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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

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

Agent: **Guy Simmonds Business Transfers Ltd**
Coppice Farm, Ashby Road
Melbourne, Derbyshire
Postcode: 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

Agent: **Hawksmoor Property Services**
Tel no: 01543 266660
Email: general@hawksmoorps.co.uk
Web: www.hawksmoorps.co.uk

Agent: **Heb Chartered Surveyors**
Tel no: 0115 950 6611
Email: info@heb.co.uk
Web: www.heb.co.uk

Agent: **Hilton Smythe**
Tel no: 01204 556315
Email: enquiries@hiltonsmythe.com
Web: www.hiltonsmythe.com

Agent: **Howkins & Harrison LLP**
Tel no: 01827 718021
Email: athcommercial@howkinsandharrison.co.uk
Web: www.howkinsandharrison.co.uk

Agent: **Howkins & Harrison Ashby**
Tel no: 01530 877977
Email: ashby@howkinsandharrison.co.uk
Web: www.howkinsandharrison.co.uk

Agent: **Intelligent Business Transfer Ltd**
Tel no: 0800 612 7718
Email: info@intelligent.co.uk
Web: www.intelligent.co.uk

Agent: **Innes England - Derby**
Tel no: 01332 362244
Email: derby@innes-england.com
Web: www.innes-england.com

Agent: **Innes England - Nottingham**
Tel no: 0115 924 3243
Email: nottingham@innes-england.com
Web: www.innes-england.com

Agent: **Johnson Fellows & Company**
Tel no: 0121 643 9337
Email: info@johnsonfellows.co.uk

Agent: **John German**
Tel no: 01283 512244
Email: burton@johnngerman.co.uk
Web: www.johnngerman.co.uk

Agent: **John Pye Property**
Tel no: 0115 970 6060
Email: property@johnpye.co.uk
Web: www.johnpye.co.uk

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Agent: **Knightsbridge Commercial**
Tel no: 01204 227 661
Email: enquiries@knightsbridgeplc.com
Web: www.knightsbridgeplc.com

Agent: **Knight Frank**
Tel no: 0121 233 6460
Email: james.clements@knightfrank.com
Web: www.knightfrank.co.uk

Agent: **Lambert Smith Hampton**
Tel no: 0121 236 2066
Web: www.lsh.co.uk

Agent: **Matthew Phillips Surveyors**
Tel no: 0121 353 2757
Email: matt@matthewphillipsurveyors.co.uk

Agent: **Mather Jamie Ltd**
Tel no: 01509 233 433
Email: sales@matherjamie.co.uk
Web: www.matherjamie.co.uk

Agent: **Meridian Business Sales Ltd**
Tel no: 01204 521417
Email: info@meridianbusinesssales.co.uk
Web: www.meridianbusinesssales.co.uk

Agent: **MUSSON LIGGINS**
Tel no: 0115 941 5241
Email: dcb@mussonliggins.co.uk

Agent: **MWRE**
Tel no: 0121 285 9470
Web: www.mwre.co.uk
Email: nick.waddington@mwre.co.uk
adam.mcguinness@mwre.co.uk

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

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

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@rusthonhickman.com
Web: www.rusthonhickman.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
Web: www.sdlgrahampenny.co.uk

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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

Agent: **Titchmarsh & Bagley**
Tel no: 07946 510 343
Email: info@titchmarshandbagley.com
guy@titchmarshandbagley.com
Web: www.titchmarshandbagley.com

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

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

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
or Web: www.derbyshire.gov.uk/business/business_property/

Name: **Harworth Group**
Tel no: 0114 349 3131
Email: enquire@harworthgroup.com
Web: 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

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

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

Property Owners

Name: **The Bartonfields Centre**
Tel no: 01283 733024
Email: info@bartonfields.com
Web: www.bartonfields.com

Name: **Countryside Properties**
Tel no: 01908 290 020
Web: www.countrysideproperties.com

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
Web: www.southderbyshire.gov.uk

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Property Lawyers

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Web: www.timmssol.co.uk

Name: **Alexander & Co Solicitors LLP**
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Web: www.aandco.co.uk

Name: **Nelsons Solicitors (Derby)**
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Postcode: DE1 3WD
Tel no: 01332 372372
Web: www.nelsonslaw.co.uk

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

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