

## CHILDREN'S NURSERY PLOT FOR SALE/ TO LET

**ADJACENT NEW DISTRICT CENTRE AND ALDI**

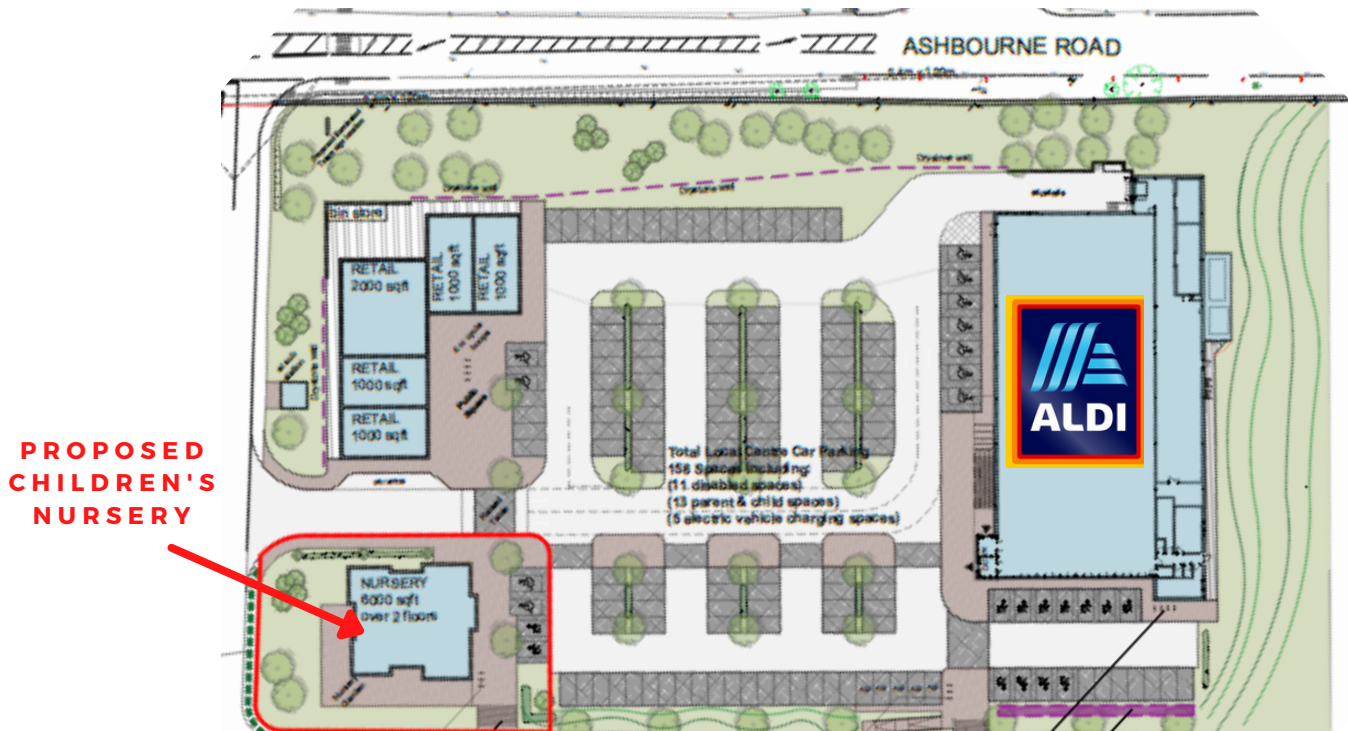
**ASHBOURNE ROAD, BUXTON, SK17 9RZ**



- ◆ Plot Size 0.32 Acres
- ◆ Adjacent New Aldi of 19,418 sqft and District Centre of 6,000 sqft
- ◆ Average daily vehicle movements of 12,000 on Ashbourne Road
- ◆ Keepmoat Building out 395 New Homes
- ◆ Turnkey or Leasehold options considered

**FOR  
SALE  
OR  
TO LET**

## INDICATIVE SCHEME PLAN



## LOCATION

The proposed scheme is prominently situated fronting Ashbourne Road ( A515 ), approximately 1 mile to the South of Buxton town centre, opposite the existing B&Q and Staden Business Park.

Buxton is a Spa town in Derbyshire, close to the county boundaries of Cheshire to the west and Staffordshire to the south, on the edge of the Peak District National Park.

## DESCRIPTION

The development is to be anchored by an Aldi foodstore, along with a further 6,000 sqft retail terrace of units and the children's nursery of approx 6,000 sqft.

The proposed scheme to benefit from a total of 158 car parking spaces and a public square.

The proposed children's nursery will extend over 2 floors to provide a total of 6,000 sqft GIA as shown on the Indicative Scheme Plan.

Adjacent to the development, Keepmoat are on site progressing with the build out of 395 new homes.



## SITE AREA

The plot extends to 0.32 acres and the developers will provide electricity, water and drainage to the site boundary.

Alternatively, consideration will be given to either a turnkey build or a lease, based upon the consented scheme shown.

## PLANNING

The site has the benefit of a Resolution to Grant Consent for a Children's Day Nursery Class E (F).

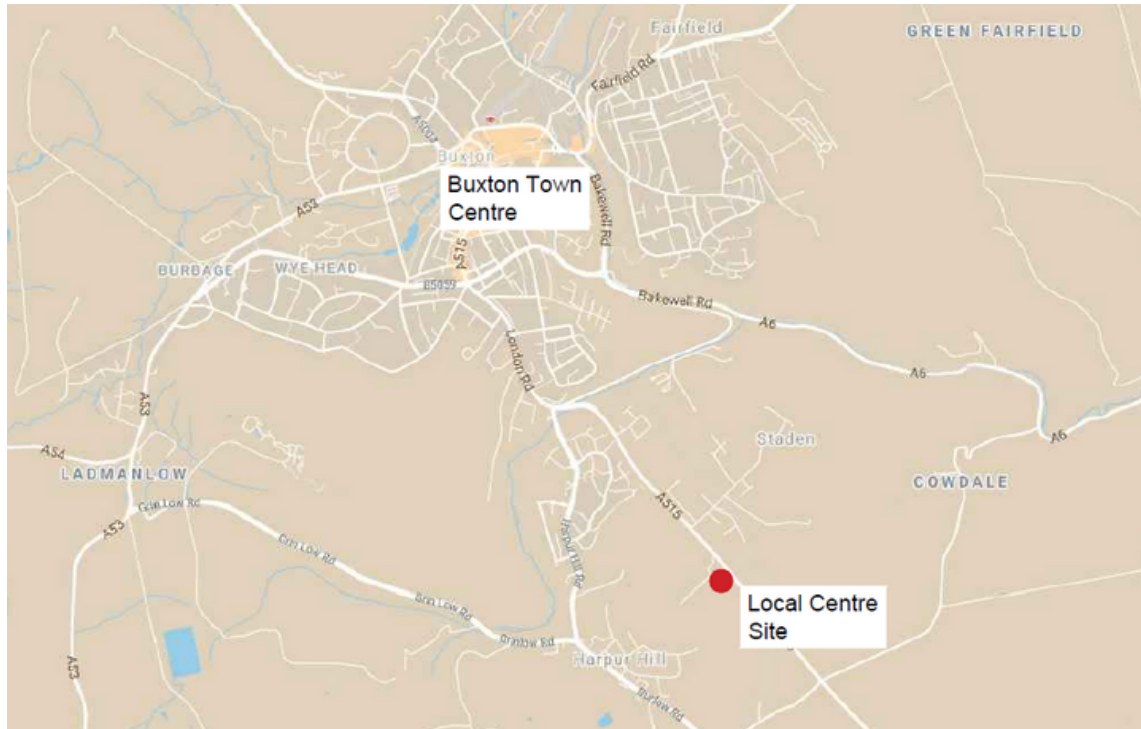
## DISPOSAL TERMS

Our clients are looking to dispose of their freehold interest extending to approximately 0.32 acres. We are quoting a purchase price of £325,000 for the plot. Our clients will also consider turnkey or leasehold arrangement.

## IMMEDIATE SITE VICINITY



## SITE LOCATION



## SERVICE CHARGE

There will be a service charge payable in respect of the up keep of the common parts. Further details to be provided.

## RATES

The purchaser/ tenant will be responsible for payment of rates.

## LEGAL COSTS

Each party are responsible for their own legal and professional costs incurred in this proposed transaction.

## CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on [www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](http://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

We recommend you obtain professional advice if you are not represented.

A development by Henry Davidson Developments.



## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## VIEWINGS & FURTHER INFORMATION

For further information please contact joint letting agents:

### Cheetham & Mortimer

Contact: Barrie Cochrane

Telephone: 07778 159924

Email: [bcochrane@cheetham-mortimer.com](mailto:bcochrane@cheetham-mortimer.com)

### Rising Sun Property

Contact: Paul Temple

Telephone: 07770 567002

Email: [paultemple@risingsunproperty.co.uk](mailto:paultemple@risingsunproperty.co.uk)

## SUBJECT TO CONTRACT

OCTOBER 2021



@MRRETAILEXPRT in

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