



CHILDREN'S NURSERY PLOT FOR SALE/ TO LET

ADJACENT NEW DISTRICT CENTRE AND ALDI

ASHBOURNE ROAD, BUXTON, SK17 9RZ

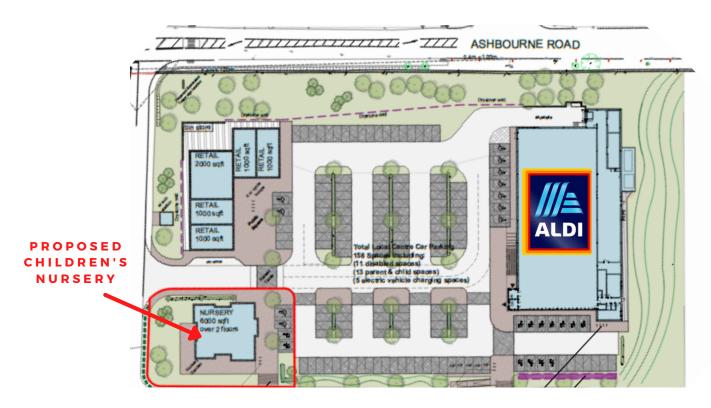


- Plot Size 0.32 Acres
- Adjacent New Aldi of 19,418 sqft and District Centre of 6,000 sqft
- SALE OR TO LET
- Average daily vehicle movements of 12,000 on Ashbourne Road
- Keepmoat Building out 395 New Homes
- Turnkey or Leasehold options considered

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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.

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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



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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_psversion_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

Rising Sun Property

Contact: Paul Temple Telephone: 07770 567002

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SUBJECT TO CONTRACT OCTOBER 2021



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