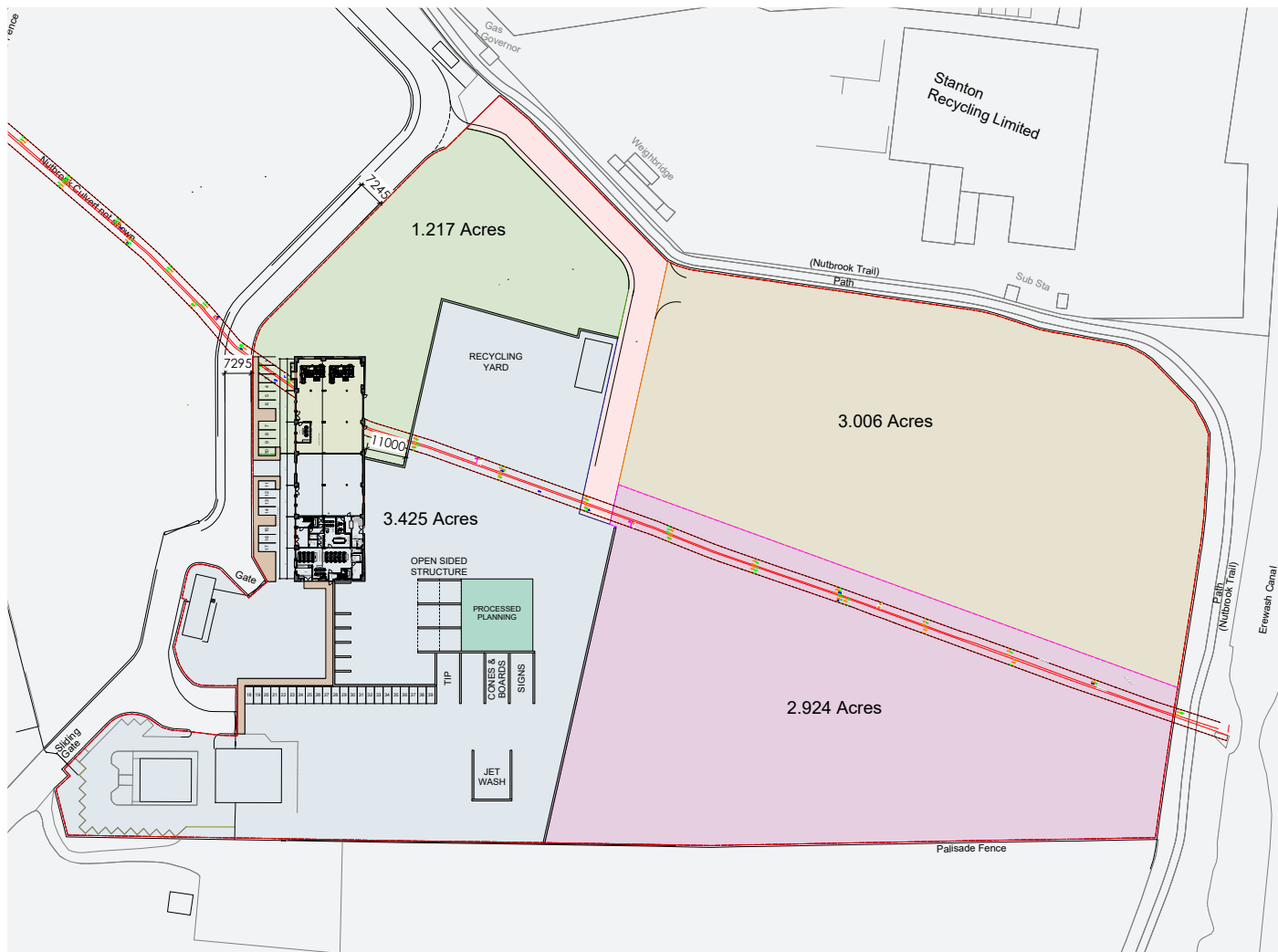


FOUNDRY WORKS, LOWS LANE

Stanton by Dale, Derbyshire, DE7 4QU



Key Highlights

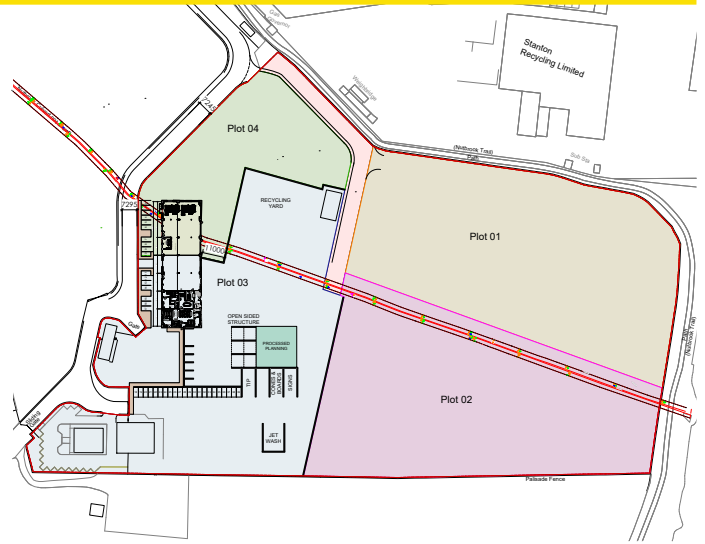
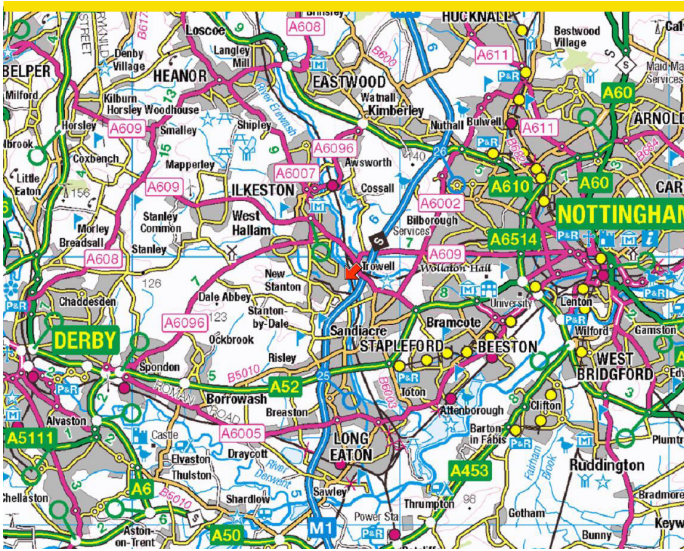
- Excellent location adjacent to M1
- Rare recycling use
- Plots 1 and 4 available
- Fully secured site, extending to approximately 4.25 acres
- 24 hour access and monitoring

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18 Low Pavement, NG1 7DG

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Location

The property is located to the south of Ilkeston town centre and north east of the village of Stanton by Dale, some 7 miles west of Nottingham, via the A52/A6007 and 8 miles north east of Derby via the A52, in an accessible location.

The property lies to the north of Junction 25 of the M1, accessible via Sandiacre on the A52 (some 3 miles) providing access to the National motorway network.

Situation

The property comprises part of the Former Stanton Ironworks to the north of the village of Stanton by Dale, access to which is via an existing private road from Lows Lane to the south and Quarry Hill via Compton Road to the north.

Description

The property comprises an extensive secured and gated self-contained site benefiting from 24 hour access and monitoring.

It is generally level in topography being partially surfaced and unsurfaced, currently used for the storage and processing of aggregates.

Within Plot 4 there will be three bays of the foundry building, with 159sq m, 9.8m to the eaves and 13m to the ridge. These will be refurbished with planning permission having been granted.

Services

Each plot will benefit from water, sewage, power and telecom duct.

Town and Country Planning

The property benefits from a waste related planning consent as an aggregate recycling facility with associated storage, although is suitable for a variety of alternative open storage uses.

In addition, the property benefits from an Environment Agency Permit to operate waste operations. Further details can be provided on request.

Site Area

The property extends to approximately 4.25 acres (1.73 hectares).

Plot 1 - 3.00 acres (1.22 hectares)

Plot 2 - LET

Plot 4 - 1.25 acres (0.51 hectares)

Term

The property is available on flexible lease terms.

Rent

Plot 1

£35,000 per acre per annum - unsurfaced

£45,000 per acre per annum - surfaced

Plot 4

£35,000 per acre per annum - unsurfaced

£50,000 per acre per annum - surfaced

Legal Costs

Each party to be responsible for their own legal costs involved in this transaction.

Viewing and Further Information

Strictly by appointment only with the Joint Agents:

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