



PLOT E, FORMER MOLSON COORS BREWERY, STATION STREET
BURTON ON TRENT
DE14 1BG

Eddisons

PLOT E, STATION STREET

BURTON ON TRENT, DE14 1BG



Agreement

For Sale



Detail

MIXED USE DEVELOPMENT
OPPORTINTY



Rent/Price

£945,000



Size

_____ sq m (_____ sq ft)



Location

BURTON ON TRENT, DE14
1BG



Property ID

2025/AV

For Viewing & All Other Enquiries Please Contact:



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Property

Forming part of the former Molson Coors Brewery, the site will comprise 63 brand new self-contained apartments within a detached six storey building of traditional red brick construction beneath a pitched roof. The ground floor will comprise circa 11,000 sq ft of commercial and amenity accommodation. The plot is located towards the centre of the development, having access from Cross Street and with the benefit of 63 on-site car parking spaces..

Key Consideration

1. Landmark town centre development opportunity
2. Prominent position on Station Street
3. Planning consent granted for Mixed Use Scheme
4. Planning application No.P/2022/01462
5. 5 minutes walking distance to the Town Centre and Train Station

Terms

We are inviting offers on a Price on Application basis and will consider conditional and unconditional offers.

Services

We understand that all mains services are available to the site.

The agents have not tested any of the incoming services and interested parties should therefore make their own enquiries in this regard.

Town & Country Planning

We understand that the property has the benefit of authorised planning consent from the Local Planning Authority to re-develop the site to provide 64 residential units and 11,000 sq ft of commercial accommodation. Planning no. P/2022/01462.

All planning information is available via the data room.

Data Room

Please click on the link below to access the data room

<https://www.dropbox.com/scl/fo/iOgzivnbgiOgw2qcugf49/>

Price

The site price is £945,000 plus VAT.

Tenure

The freehold interest of the site is available to purchase with vacant possession and forms part of Title no. SF663610.

The site boundary is shown on the images for indicative purposes only.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

All figures are exclusive of VAT, which will be charged at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed

Location

The site is prominently positioned on Station Street in Burton on Trent, with additional frontages on to Cross Street and Duke Street, approximately 0.4 miles to the east of the town centre. Adjacent to the site is a Sainsbury's supermarket and the Brewhouse Arts Centre and Café Bar, whilst directly opposite is the main Molson Coors Brewery.

The area is well served having the benefit of a variety of local amenities nearby including high street retailers, gyms, supermarkets and leisure operators, namely Sainsburys, Next, The Gym Group, Marks and Spencer and Boots. The principal retailing destinations include the town centre, Coopers Square and the Octagon Shopping Centre, which are all within 5-minutes walking distance from the site whilst South Derbyshire College is half a mile to the southeast. Other amenities include local schooling, day nurseries, healthcare facilities, St Modwen Church, and the Market Hall, whilst there is also an impressive selection of bars and restaurants together with local public houses in the area, representative of the Town's brewing heritage.

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The site has the benefit of excellent transport links with the A38 junctions connecting to the A5121 north and south, both within circa 3 miles in distance, providing easy access to Derby (circa 15 miles to the north), and Birmingham, (circa 30 miles to the south). Burton on Trent also provides direct links to Leicester (circa 26 miles to the southeast) via the M1 motorway and Nottingham (circa 29 miles to the northeast) via the A52. The railway station is within 5 minutes walking distance and provides cross country services to major towns and cities which include Derby, Nottingham, Leicester and Birmingham.



NEXT

Sainsbury's

Cross Street

Station Street





Consent granted for:



284no. dwellings
(Class C3)



154-key hotel
(Class C1)



Retail use
(Class E (a))



Leisure use
(Class E (d))



Office use
(Class E (g) & (i))





Prominent position
on Station Street.



PLOT E

