



Freehold Development Opportunity

Michael House, The Field, Shipley Park, Derbyshire, DE75 7JH

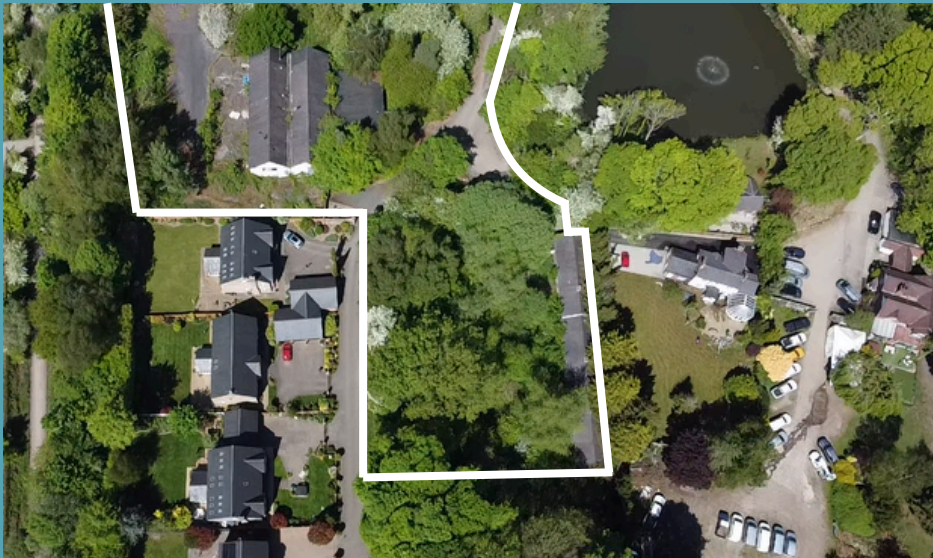




Summary

Planning permission has been granted under reference: **AVA/2022/0215** by the Amber Valley District Council for the redevelopment of **34 residential units** (comprising a mix of up to **21 apartments** and **13 dwellings**) along with formation of associated parking, gardens and communal landscaped amenity space.

The site lies within The Field, Shipley Park, Conservation Area and comprises a range of industrial buildings formerly associated with the coal-mining industry which was the former pit-head offices, a former engine-shed and a range of former workshops, more recently the property was used as a private school.



Block A (Former School Premises Conversion)

Ground Floor

Units	Beds	Type	GIA (m2)	GIA (Sqft)
2	2	Apartment	77.57	835
3	3	House	124.95	1345
4	3	House	132.39	1425
5	4	House	137.03	1475
6	4	House	137.03	1475
7	2	Apartment	87.79	945
8	1	Apartment	55.28	595
9	3	Apartment	83.15	895
10	2	Apartment	79.43	855
11	1	Apartment	55.28	595
12	1	Apartment	55.28	595
13	2	Apartment	74.79	805
14	1	Apartment	55.28	595
15	2	Apartment	74.79	805
16	2	Apartment	57.14	615

First Floor

Units	Beds	Type	GIA (m2)	GIA (Sqft)
3	3	House		
4	3	House		
5	4	House		
6	4	House		
18	2	Apartment	66.43	715
19	2	Apartment	73.86	795
20	1	Apartment	55.28	595
21	3	Apartment	83.15	895
22	1	Apartment	55.28	595
23	3	Duplex Apartment	98.94	1065
24	3	Apartment	108.23	1165
25	2	Apartment	73.86	795
26	2	Apartment	64.57	695
27	2	Apartment	71.07	765
Total			2037.83	21935

Block B (Former Train Sheds Conversion)

Ground & First Floor

Units	Beds	Type	GIA (m2)	GIA (Sqft)
28	3	House	125.88	1355
29	3	House	125.88	1355
30	3	House	130.53	1405
31	3	House	125.88	1355
32	3	House	125.88	1355
33	3	House	130.53	1405
Total			764.59	8230

Block C (Former Workshops Conversion & Extension)

Ground Floor

Units	Beds	Type	GIA (m2)	GIA (Sqft)
34	3	House	138.89	1495
35	2	House	148.18	1595
36	3	House	144.46	1555
Total			431.54	4645

Block Schedules

Buildings	Units	Type	GIA (m2)	GIA (Sqft)
Block A	29	Apartment/Houses	2038	21935
Block B	6	Houses	765	8230
Block C	3	Single Storey Houses	432	4645
Total			3235	34810

Units	No. units
1 Bed Apartment	6
2 Bed Apartment	13
3 Bed Apartment	6
2 Bed Houses	1
3 Bed Houses	8
4 Bed Houses	2
Total	36

*Please note that while the unit numbering extends to 36, two units (1 and 17) have been omitted as reflected in the sales figures.

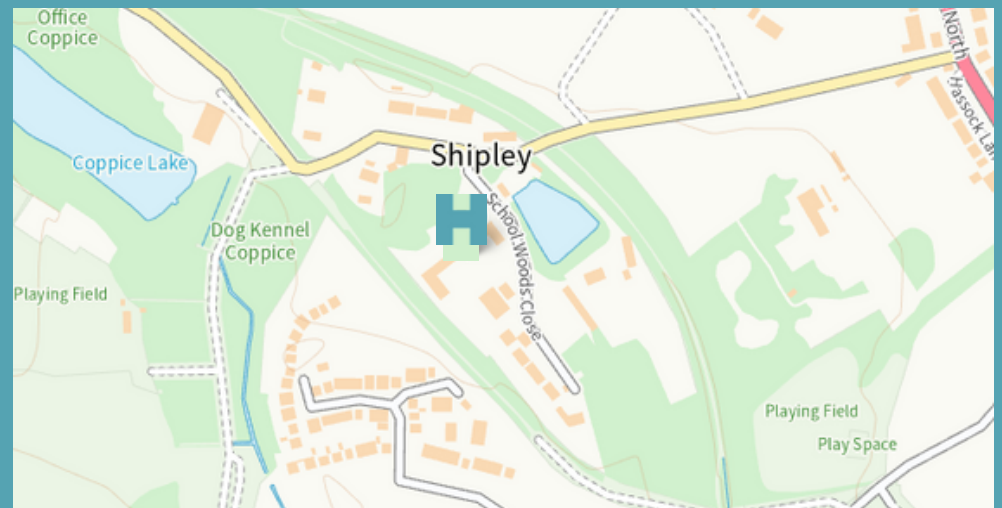




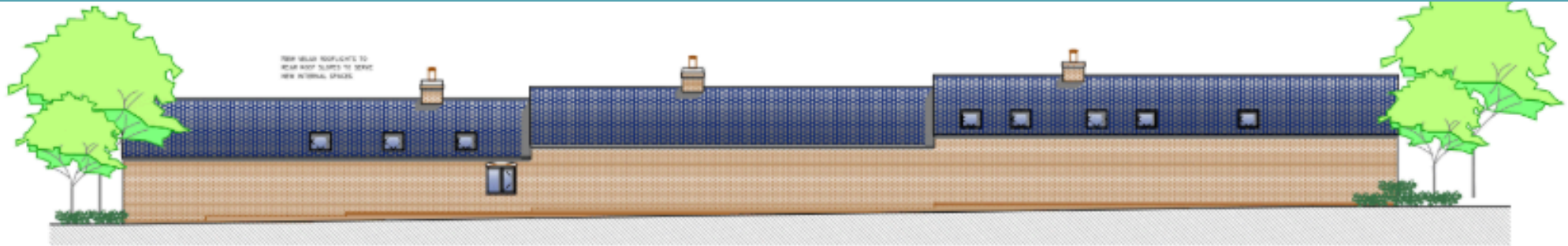
Location

- **Excellent Road Connectivity:** The site is easily accessible via well-maintained local roads, with the A610 and A608 providing direct routes to the nearby towns of Heanor and Ilkeston, offering a variety of shopping, dining, and entertainment options.
- **Proximity to Nature:** Adjacent to the expansive Shipley Country Park, residents can enjoy over 700 acres of woodlands, lakes, and trails—ideal for outdoor activities and family outings.
- **Rail Access:** Langley Mill Railway Station, approximately 3 km away, offers regular services to major cities such as Nottingham and Sheffield, facilitating effortless commuting.
- **Balanced Lifestyle:** The unique blend of rural charm and modern convenience makes the vicinity of Michael House School an attractive prospect for families seeking a balanced and enriching lifestyle.

Shipley Country Park



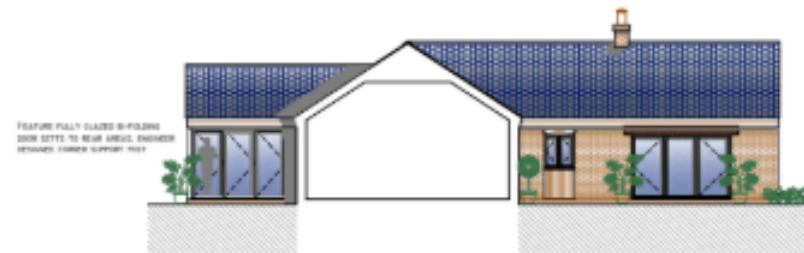




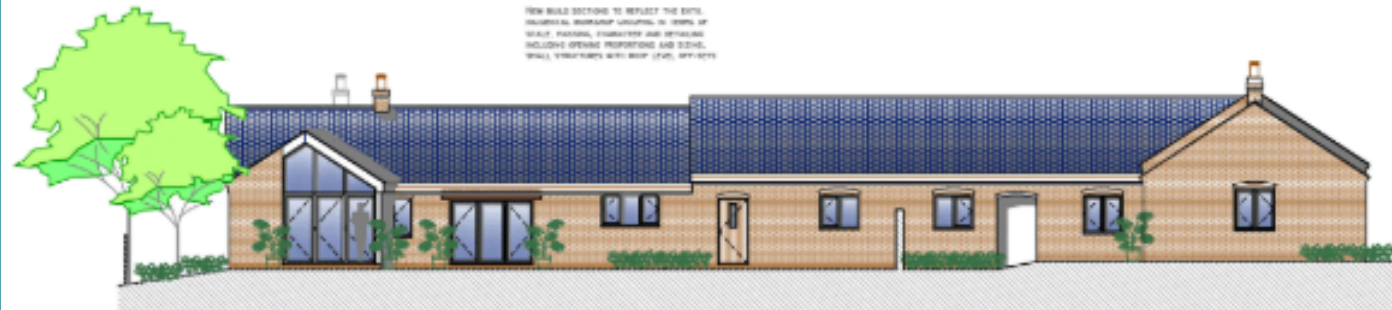
ELEVATION -
TO ADJACENT PROPERTY



ELEVATION -
TO PLOT BOUNDARY



ELEVATION -
TO EXTG. FORMER WORKSHOPS



PROPOSED GROUND FLOOR PLANS -
FORMER WORKSHOPS

Further Information

Private Treaty

Offers in excess of £2,000,000.

Access

Access to the site is available by prior arrangement.

Tenure

Freehold.

VAT

We have been advised that VAT is not applicable.

Financial Contributions

A Section 106 contribution of £612,005.69 is associated with the site. This figure reflects the agreed planning obligations, including a commuted sum in lieu of affordable housing provision, along with contributions towards local infrastructure and community benefits.

Contact

Robert Fiorentino

020 8194 0844

robert@highfield-investments.co.uk

Sam Murphy

020 8194 0844

Sam.murphy@highfield-investments.co.uk

[highfield-investments.co.uk](https://www.highfield-investments.co.uk)

Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.