

## FOR SALE

### Prominent Roadside Development Site

Land at Willowpit Lane, Hilton  
Derby, DE65 5FN

#### Key information

- ❑ Located at Junction of A50 and A516
- ❑ High level of passing trade
- ❑ Potential to develop out for roadside retail subject to necessary consents

#### Contact

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Location

The site is located at the junction of the A50 and A516, just to the north of the village of Hilton.

The A50 has circa 50,000 vehicles per day with a circa further 20,000 on the A516. (Source. DoT)

The site is located to the north west quadrant of the roundabout, with currently a rear single track access from Willowpit Lane.

The A50 is a major transport route leading between the M1 in the East and the M6 in the West.

Description

The site is a regular shaped site of 0.945 acres. At present the site is undeveloped and relatively flat.

Accommodation

	Hectare	Acre
Total	0.38	0.945

Note: Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Energy Performance Rating

Energy Performance Asset Rating – N/A

Tenure & Terms

The site is offered freehold on a subject to planning basis. Interested parties will need to make their own investigations into planning, servicing etc.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

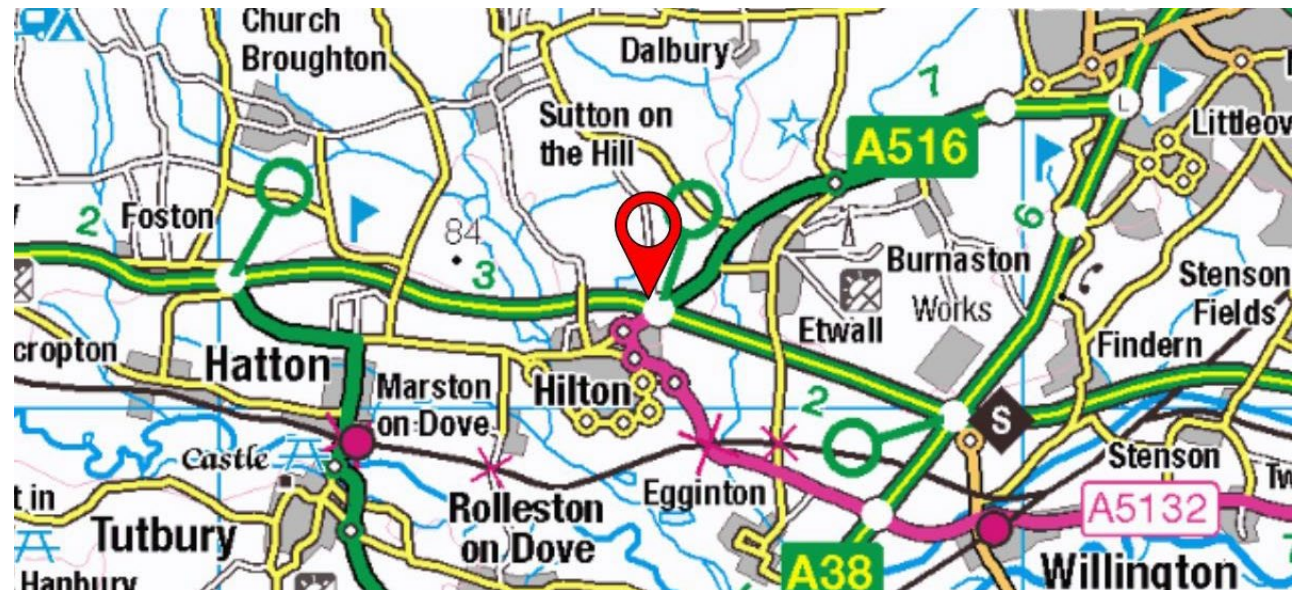
Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

Viewing

The site can be viewed from the road at any time, although those who access the site do so entirely at their own risk.

For further information please contact the sole agents.



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- Cambridge
- Cardiff
- Edinburgh
- Huntingdon
- London
- Manchester



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