

PROMINENT ROADSIDE & COMMERCIAL DEVELOPMENT OPPORTUNITY

Land North of Derby Road (A516)

Adjacent to the A50 Hilton Interchange

Hilton | Derbyshire | DE65 5FP

- Freehold
- c.11.5 acres (4.65 hectares)
- Outline planning consent
- Offers invited

Instruction on behalf of Trenport Investments Limited

RAPLEYS



Development Summary

- Freehold site extending to c. 11.5 acres (4.65 hectares), with outline planning permission for a roadside, commercial and retail-led scheme.
- Prominent position fronting Derby Road (A516) immediately north of the A50 Hilton Interchange, one of the principal junctions on the Derby–Uttoxeter–Stoke corridor. A current average daily traffic count of 40,000 vehicle movements on the A50, and 18,000 daily vehicle movements on Derby Road.
- Outline planning permission granted by South Derbyshire District Council (ref. DMPA/2024/0198) for a foodstore, drive-thru coffee shop and eight commercial/office units.
- Positioned directly adjacent to a second, separately-consented Aldi foodstore development, reinforcing Hilton as an emerging retail and commercial destination.

- Hilton is one of the fastest-growing villages in South Derbyshire, with a resident population of over 8,200 and substantial further residential growth committed in the surrounding area.
- Excellent connectivity via the A50 to the M1 (Junction 24a) and M6 (Junction 15), linking Derby, Burton upon Trent, Uttoxeter, Nottingham and Stoke-on-Trent.

Offers are invited for the freehold interest. Conditional and unconditional proposals will be considered.



Key Selling Points



- **Dual A-road frontage**
The site benefits from frontage to both the A50 and the A5132, a rare combination in this location.
- **Established retail catchment**
Aldi has traded successfully in Hilton for over 10 years and has committed to relocating to a larger, purpose-built store immediately adjacent to this site, a strong, independently verified endorsement of the local catchment from a national grocery operator.
- **Growing, underserved population**
Hilton's population stood at 8,266 at the 2021 Census and continues to grow, supported by ongoing housebuilding in and around the village. This provides an expanding catchment for both convenience and commercial occupiers.
- **A50 growth corridor**
The site is well placed to benefit from the emerging South Derbyshire Local Plan, which is expected to identify sites supporting growth along the A50 corridor, alongside wider strategic investment associated with the East Midlands Freeport designation.

Location & Connectivity

Hilton is a village in the South Derbyshire district of Derbyshire, situated approximately 8 miles south-west of Derby city centre and 7 miles east of Burton upon Trent. The village sits directly on the A50, one of the East Midlands' principal arterial routes, connecting the M1 in the east to the M6 and Stoke-on-Trent in the west.



The site lies immediately north of Derby Road (A516) at its junction with the A50 Hilton Interchange, giving the scheme excellent visibility and access to passing trade, as well as strong catchment coverage across Hilton, Etwall, Egginton and the wider South Derbyshire area.

Hilton has seen significant recent and committed residential growth, and the site sits within an established and expanding commercial and retail cluster, including a neighbouring Aldi foodstore development, Hilton Retail Park and a range of trade and industrial occupiers.

Approximate Distances:

Derby city centre	8 miles
Burton upon Trent	7 miles
Uttoxeter	10 miles
M1 (Junction 24a), via A50	25 miles
M6 (Junction 15), via A50	22 miles
Nottingham	27 miles
East Midlands Airport	20 miles
Birmingham	34 miles

All distances are approximate.

Catchment

The site occupies a highly visible position at the principal vehicular gateway into Hilton, on the main approach from the A50. The scheme benefits from strong local demand together with significant passing trade drawn from the wider A50 corridor.

- **Population of Hilton:** 8,266 (2021 Census, inc. Marston on Dove)
- **Consented gross floor area of the anchor foodstore:** 1,949 sq m
- **Commercial/office units consented for small businesses:** 8

Hilton benefits from a strong and growing residential base, ongoing housing allocations across South Derbyshire, and its position on the primary approach road into the village from the A50, ensuring the scheme captures both local convenience trade and passing traffic.

Planning



The site is located within the South Derbyshire Council area.

The site is not allocated through the adopted Development Plan for South Derbyshire. It is located outside Hilton's defined settlement limits.

The site benefits from outline planning permission (Planning Permission Ref. DMPA/2024/0198) for the following:

- A foodstore;
- A drive-thru coffee shop; and
- Commercial space for small to Medium Enterprises.

Planning permission was granted on 3 October 2024.

The s106 agreement is dated 24 September 2024 - a copy can be requested via the data room.

The principle of commercial development has therefore been accepted on the site. The site is therefore potentially suitable for alternative commercial use, subject to relevant policy and development management considerations being properly addressed.

Further Information

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Tenure

The Property is understood to be held freehold. Purchasers should confirm title and boundaries with HM Land Registry prior to submitting an offer.

Planning

Outline planning permission ref. DMPA/2024/0198, granted by South Derbyshire District Council in October 2024. Full planning history is available in the data room.

Occupation

The site is understood to be vacant / undeveloped at the point of marketing.

Asking Price

Offers are invited for the freehold interest. Conditional proposals (subject to planning) will also be considered.

Anti-Money Laundering

Purchasers will be required to provide identification, corporate structure, beneficial ownership and proof of source of funds prior to exchange of contracts.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Viewings & Data Room

The site can be viewed from the adjacent highway. Please contact the sole agent to arrange a site visit and for access to the online data room.

Contact

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