



FOR SALE BULLBRIDGE HILL, AMBERGATE, DERBYSHIRE, DE56 2EX



RESIDENTIAL DEVELOPMENT OPPORTUNITY

- Outline planning consent for 149 units.
- Approx. 8.35HA (20.6 acres)
- Desirable semi-rural location
- No affordable housing requirement or S106 payments
- Mature woodland surround



“Desirable location, ten miles from Derby”

Location Ambergate is an attractive Derbyshire village located 10 miles north of Derby, 15 miles north-west of Nottingham and 6 miles south east of Matlock. The site is adjacent to the intersection of the A610, A6 and A38, providing direct access to Derby, Nottingham, Belper, Matlock and The Peak District beyond.

Ambergate is semi-rural in nature and is within the bounds of Derwent Valley Mills, which is a UNESCO World Heritage Site. Ambergate train station provides local network connections and a direct service to Derby city centre, which is less than 20 minutes away.

The site itself is accessed directly from Bullbridge Hill and is close to the picturesque village of Crich where additional local facilities are available. The location is popular with self-builders seeking to benefit from the spectacular views of the surrounding countryside.

The Site The site has been cleared and remediated and offers a superb opportunity to create a striking and desirable development across a dual-plateau environment surrounded by woodland and open countryside.

A picturesque stretch of the River Amber forms the southern boundary, with the village of Fritchley to the North with its well regarded Primary School (OFSTED rated "Good").

The total site area extends to approximately 8.35 Ha (20.6 acres).

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Planning Consent Outline planning consent was granted by Amber Valley District Council on 30th June 2017. The planning reference is **AVA/2016/1030**.

The permission allows for 149 residential units on the site, being an appealing and saleable mix of 2, 3 and 4 bed dwellings, together with a Community Facility Building. We believe that a lower density "Executive" development may also work well on the site, subject to any planning amendments. A favourable S106 package requires only "Open Space" provision with no requirement for further payments or for Affordable Housing".

We have assembled a library of site data, information and reports – access to the online Data Room is available on request.

Tenure Freehold with vacant possession.

Price Offers are invited for the freehold interest, subject to the existing planning consent.

“ Outline planning consent for 149 units ”

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