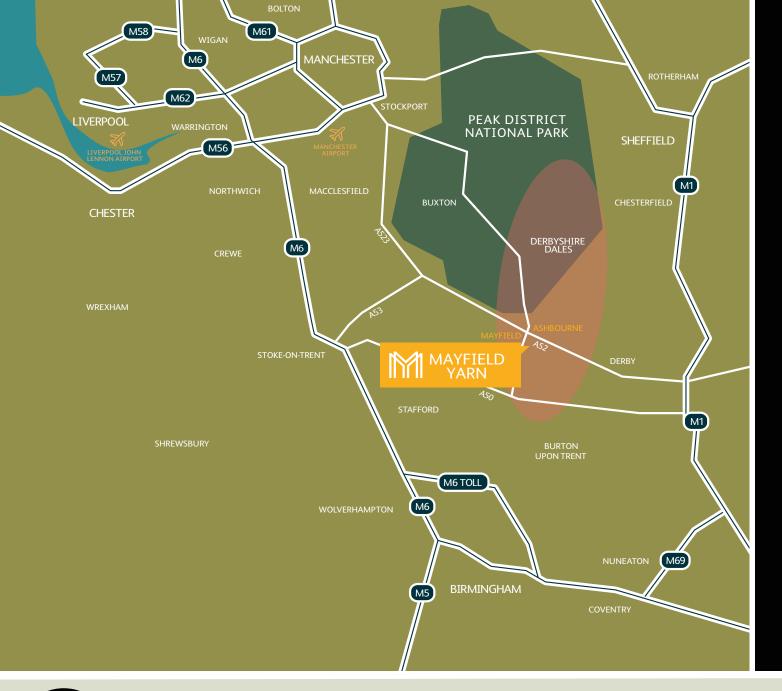


Ashbourne

APPROX. 20.7 ACRES

RESIDENTIAL DEVELOPMENT SITE FOR SALE





LOCATION

The site is located in Church Mayfield, in between the villages of Mayfield and Clifton and approximately 2 miles south east of Ashbourne town centre.

Church Mayfield is approximately 15 miles north west of Derby with Stoke being located approximately 17 miles to the west of the site, both towns are accessible via the A52.

The site is bound to the east and south by the River Dove, to the west by Conygree Lane and to the north by the playing pitches of the Mayfield Recreation Association.







The site, as shown edged red on the attached plan, is irregular in shape and extends to approximately 20.7 acres (8.4 hectares). The site is comprised of a collection of

industrial buildings, worker's terraces (associated with Mayfield Mill) and the Grade II Listed Mayfield House and Root House.

The majority of the built environment on site is located in the southern and western area. The south eastern and eastern perimeter of the site is characterised by green space with limited tree coverage which opens up to a larger area of open fields and trees to the north of the site. The site is bound to the east and south by the River Dove, to the west by Conygree Lane and to the north by the playing pitches of the Mayfield Recreation Association.

PLANNING

A comprehensive Development Statement has been completed by CBRE and is available upon request.

The development statement envisages the ability to deliver circa 160 units across approximately 11.75 acres of the site. This includes a small portion of conversion accounting for circa 12 units.

All further planning enquiries should be addressed to Harry Bolton at CBRE (harry.bolton@cbre.com)

> CHURCH MAYFIELD WWW.NORTHERNLANDAGENCY.CO.UK







Offers are invited on a conditional and unconditional basis. The site is being brought to the market by sole agents, Northern Land Agency.

ALL ENQUIRIES SHOULD BE DIRECTED TO...

John Dunlop john@ northernlandagency.co.uk 0161 532 4747 Steven Verity steven@ northernlandagency.co.uk 0161 532 4747



A full suite of technical information is available upon request.



