

Shipleys Lakeside

Pit Lane, Ilkeston, Derbyshire, DE75 7JL

FREEHOLD DEVELOPMENT LAND OPPORTUNITIES



- Freehold
- Multiple consented uses
- Located in Ilkeston in Derbyshire

Shingley Lakeside

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History

Shingley Lakeside is a 114 acre brownfield site; formerly the American Adventure Theme Park which operated on the site for 19 years and closed in 2007. In July 2012, it was announced that a project to redevelop the land into "housing, offices and leisure facilities" had been given the green light.

Description

Situated in a beautiful parkland setting within Shingley Country Park, the site comprises a residential-led mixed use development which is currently well underway. It is envisaged that the finished development will include a variety of housing, a residential care home, neighborhood retail, a hotel, a pub/restaurant, leisure uses, and commercial/employment based uses. The site has been re-engineered and laid out to form a series of serviced development platforms. The site incorporates a 30 acre lake at its heart which is the focal point of the development with all plots having a stunning view of the lake. A variety of new footpaths have been created through the site to provide a connection with the lake and link up with the vast network of off-site footpaths, bridleways and cycle routes which serve the greater area of the Shingley Country Park including a connection to the Nutbrook Trail, a 10-mile traffic-free path for use by walkers, cyclists and horse riders.

Also on the doorstep, is Woodside Local Nature Reserve – the largest area of protected land in the County outside of the Peak District National Park providing access to the working farm and surrounding countryside with an impressive new viewing tower off the Nutbrook Trail.

Planning

The site is designated as a Major Development Site within the Green Belt. In 2006 it was adopted by Amber Valley Borough Council as part of the local plan. The site has planning permission for a suitable mixed development including a range of uses was granted by Amber Valley Borough Council in January 2016. The permission is implemented with the development of individual plots underway.



Overall plan of site

Key

| | | | | | |
|--|-----------------------------------|--|--|--|---|
| | Site Boundary - 114 Acres | | Zone B Neighbourhood Centre | | Zone D Garden Centre/Leisure Training/Assembly/Health & Care. Potential for further residential |
| | Green Infrastructure - 35.3 Acres | | Zone C Hotel and Restaurant / Conference | | Zone R1, R2 and R3 Residential |
| | Footways | | Zone F Residential | | Zone A2 1,2,3 & 4 Self Build |
| | Zone A Retirement Village | | Zone E Business | | |

Demographics

Ilkeston Population
40,953
(2021 census)

Heanor Population
17,251
(2021 census)

Stunning location

ShIPLEY Lakeside is located between Heanor and Ilkeston adjoining Shipley Country Park, Derbyshire and just 6-7 miles from junction 26 of the M1 motorway. Situated in a beautiful parkland setting, this stunning and peaceful location is surrounded by beautiful countryside, the largest nature reserve in the county and wonderful views of woodland, countryside and wildlife.

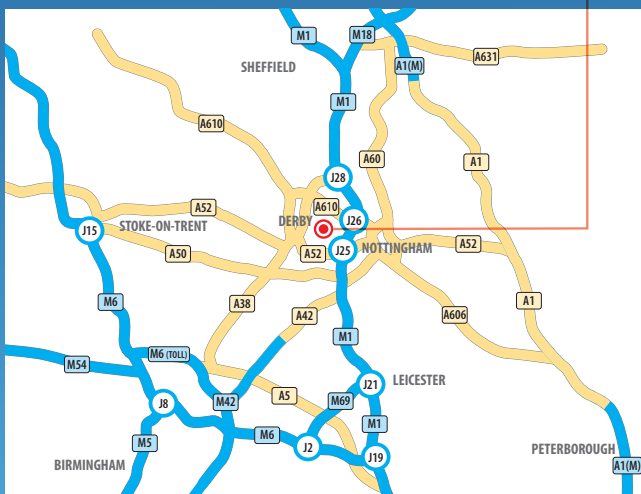
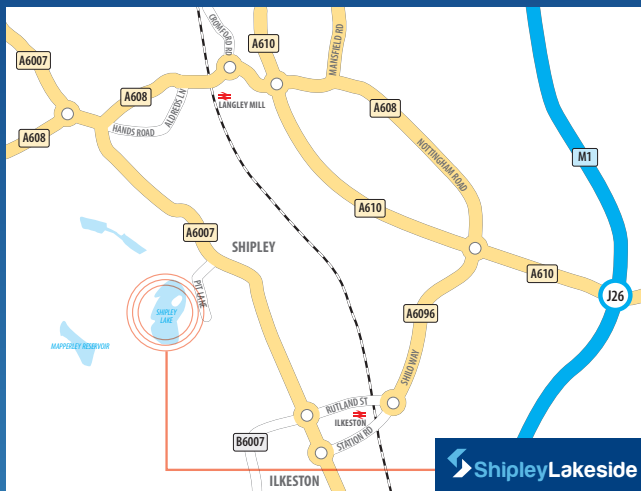
Plot Key

- A** Retirement Health and Care
- B1** Neighbourhood Centre
- B2** Neighbourhood Centre
- C** Hotel / Restaurant / Pub
- D** Residential
- E** Employment
- F** Residential SOLD and complete
- R1** Residential SOLD and complete
- R2** Residential SOLD and underway
- R3** Residential SOLD



Location

ShIPLEYLakeside is situated just minutes from both Ilkeston and Heanor and is conveniently equidistant between Derby and Nottingham.



Travel Times

- Junction 26 of M1 > 6-7 miles
- Nottingham > 11.8 miles
- Derby > 11.7 miles
- Sheffield > 37.0 miles
- Birmingham > 53.0 miles
- Manchester > 63.0 miles
- Birmingham New Street > 1hr 45mins
- Liverpool Lime Street > 2hrs 30mins
- Manchester > 1hr 36mins
- Liverpool Airport > 98.0 miles
- Manchester Airport > 58.0 miles

All distances are approximate.
Fastest train services shown.

Availability

The site provides the following opportunities.

| Location | Acres | Planning/Use |
|----------|-------|--|
| Plot A2 | 1.3 | Planning consent for Later Living/Care. |
| Plot B1 | 0.44 | Planning consent for a neighbourhood centre. Use Class E, F2 and Sui Generis |
| Plot B2 | 0.36 | Planning consent for a neighbourhood centre. Use Class E, F2 and Sui Generis |
| Plot C | 1.6 | Planning consent for hotel and restaurant/leisure. Use Class C1, E and Sui Generis |
| Plot D | 6.8 | Planning consent for garden centre/leisure/training/assembly, potential residential. Use Class C2, E and Sui Generis |
| Plot E | 2.8 | Planning consent for business (use class B1), can include light industrial or offices. Use Class B2, B8, E and Sui Generis |

- E – Commercial, business and service
- F2 – Local community (inc neighbourhood shops)
- B2 – General Industrial
- B8 – Storage or Distribution
- C1 – Hotels
- C2 – Residential Institutions
- Sui Generis – No class specified – inc motorsales, pubs

Tenure

The land sales will all be freehold and subject to a service charge.

Service Charge

Non-residential is £3,000 per acre AND indexed linked. Residential is not fixed but as a guide £250 per unit and indexed linked.

VAT

The property is elected for VAT and it is therefore expected that any purchase will require the payment of VAT at the prevailing rate.

Partners



Developer

ShIPLEYLakeside is a development by Waystone Ltd.

Waystone



Anti-Money Laundering Regulations

To comply with the current anti-money laundering regulations, the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives required to enable the agents to meet their respective obligations under the Regulations.

Contact

For further information or to arrange an inspection please contact

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