

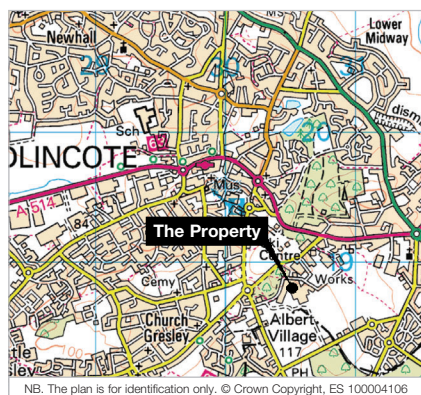
Swadlincote

Pool Street/ John Street Church Gresley Derbyshire DE11 8EQ

- **Freehold Former Pottery**
- 2.83 hectares (7.00 acres)
- Development potential subject to obtaining all necessary consents
- VAT is not applicable

Vacant Possession

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Swadlincote, located on the A511, is situated 12 miles south-west of Derby and 5 miles south of Burton-on-Trent and serves a wide catchment area. Church Gresley is a village located to the south of Swadlincote. To the east, the A511 provides access to the A42 and on to Junction 11 of the M42 and Junction 23A of the M1. To the west the A444 provides access to Junction 11 of the M42. The property is situated on the south side of Swadlincote and is bounded by John Street and Pool Street.

Description

The site comprises a complex of former pottery manufacturing buildings, originally known as T.G Green Works and Masons Cash Works, which are now largely derelict. With regard to the T.G Green works, permission has been obtained for the demolition of the majority of the buildings whilst safeguarding four bottle kilns which are Listed Grade II* as historic interest, and some associated buildings. We understand that none of the buildings on the Masons Cash Works are Listed.

The property provides the following accommodation and dimensions:
Site Area 2.83 Hectares (7.00 Acres)

Variety of Former Pottery Buildings

Tenancy

The entire property is offered with VACANT POSSESSION.

Planning

The property is part of the South Derbyshire District Council's Woodville Regeneration Area and may be suitable for redevelopment for a variety of uses, subject to obtaining necessary consent. All enquiries should be made with South Derbyshire District Council. Tel: 01283 228706. English Heritage are seeking for maintenance works to be undertaken to some buildings associated with the Listed kilns.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 108 Swadlincote**.
Parts of the site may be unsafe. Viewings are undertaken at your own risk. Please take care when on site.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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