

PACKINGTON HILL

J24 M1 • Kegworth • DE74 2DF

**Freehold Development
Opportunity
FOR SALE**

10.25 acres (4.15 ha)



Prime location close to J24 of the M1 with connections to the A50 and A435.



Potential for industrial and logistics uses or residential (Subject to Planning).



Freehold for sale with vacant possession.

Location

The site is located in north-west Leicestershire 6 miles to the north-west of Loughborough and 12 miles to the south-west of Nottingham.

Kegworth town centre lies 0.5 miles to the south-east and Junction 24 of the M1 is approximately 0.4 miles to the north-west of the site.

Junction 24 of the M1 is a major node on the highway network and connects to the A50 towards Derby and Stoke on Trent and the A435 towards Nottingham and the A46.

The area is an established location for large-scale logistics and industrial uses.



Occupiers in the area include:

XPOLogistics

Refresco
Our drinks on every table

KUEHNE+NAGEL

CEVA
LOGISTICS

THE VERY GROUP

amazon

Nestlé

DHL

Description

The 10.25 acre site, is a former Data Centre facility which is no longer operational, The building is approached from Packington Hill and extends to approximately 101,000 sq ft.

The building on site provides an irregular shaped floorplate. There are approximately 350 car parking spaces on site.

Surrounding uses are mixed in scale and nature. Adjoining uses include agricultural land to the West (approved planning application for residential use subject to reserved matters) and privately owned two storey residential to the south. The site to the west is currently safeguarded by HS2 as part of the route between Birmingham and Nottingham. To the north of the site, located on the opposite side of Derby Road, there are two large logistic/industrial units.

Planning

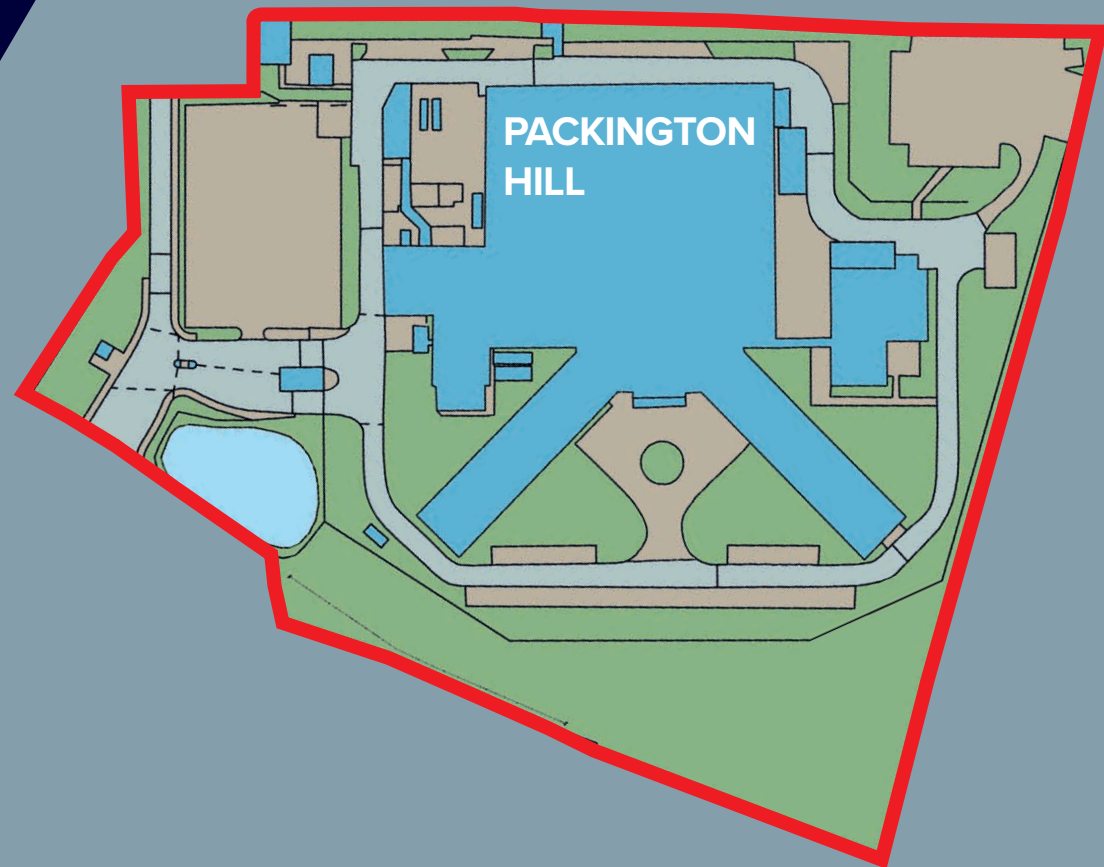
The site is identified as a Primary Employment Area within the north-west Leicestershire Local Plan (2017). Policy Ec3 states the Primary Employment Areas are to be retained for employment generating uses within the Use Classes B1, B2 and B8.

Pre-Application advice has been received from north-west Leicestershire District Council for the development of the site for B2 General industrial and B8 Storage and Distribution uses. It concludes that subject to further detailed design the principle of development for B2 & B8 uses is acceptable.

Tenure

Freehold - title reference LT275011.

There is an electricity substation on site, adjacent to the main vehicle entrance, held by East Midlands Electricity Board, under the terms of a lease expiring 2112.





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East Midlands Rail -
Freight Terminal

PACKINGTON HILL

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Technical Information

A data room is available for inspection. Parties may request access to this due diligence information, controlled by DLA Piper, by contacting the agents.

The pre-application advice confirms:

- The site sits within flood zone 1 - medium risk of surface water flooding only.
- The site does not sit within area of coal mining activity and, therefore, a mining report is not required.
- The site lies within a mineral consultation area.
- There are no tree preservation orders on or within the vicinity of the site.
- There are no public rights of way that cross the site.

Interested parties must rely on their own investigations in formulating any proposal for the site.

Environmental Indemnity

The purchaser will be required to accept the provisions of an Environmental indemnity. The details of this provision are contained within the data room.

Disposal

The site is to be sold freehold, with vacant possession.

The sale of the site will be conducted by informal tender. The preference will be for unconditional offers.

Purchasers will be required to provide full details of their offer including proof of funding, proposed development and timing to execute a transaction.

Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

Anti Money Laundering , Anti Bribery & Corruption and Financial Crime Requirements

In order to discharge their legal obligations, including (without limitation) all applicable anti-money laundering, anti-corruption and financial crime laws, rules and regulations, the Vendor and Cushman & Wakefield, will require certain information is provided by all parties who wish to submit a written offer.



DE74 2DF



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Travel Distances

	Miles
J24 M1	1
East Midlands Rail - Freight Terminal	1.5
East Midlands Airport	3
Nottingham	12
Derby	12
Leicester	20
Birmingham	41

Viewings

A series of viewing dates will be established. Should you wish to view please let us know at your earliest convenience.



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