



LAND AT:  
**Drakelow Park**

DRAKELOW • DE15 9UA

Freehold site providing a rare development opportunity for a neighbourhood centre to include a wide range of uses

Countryside  
Partnerships

Bovis  
Homes

COUNTRYSIDE  
Homes

Linden  
HOMES

Part of the Vistry Group

**FOR SALE**



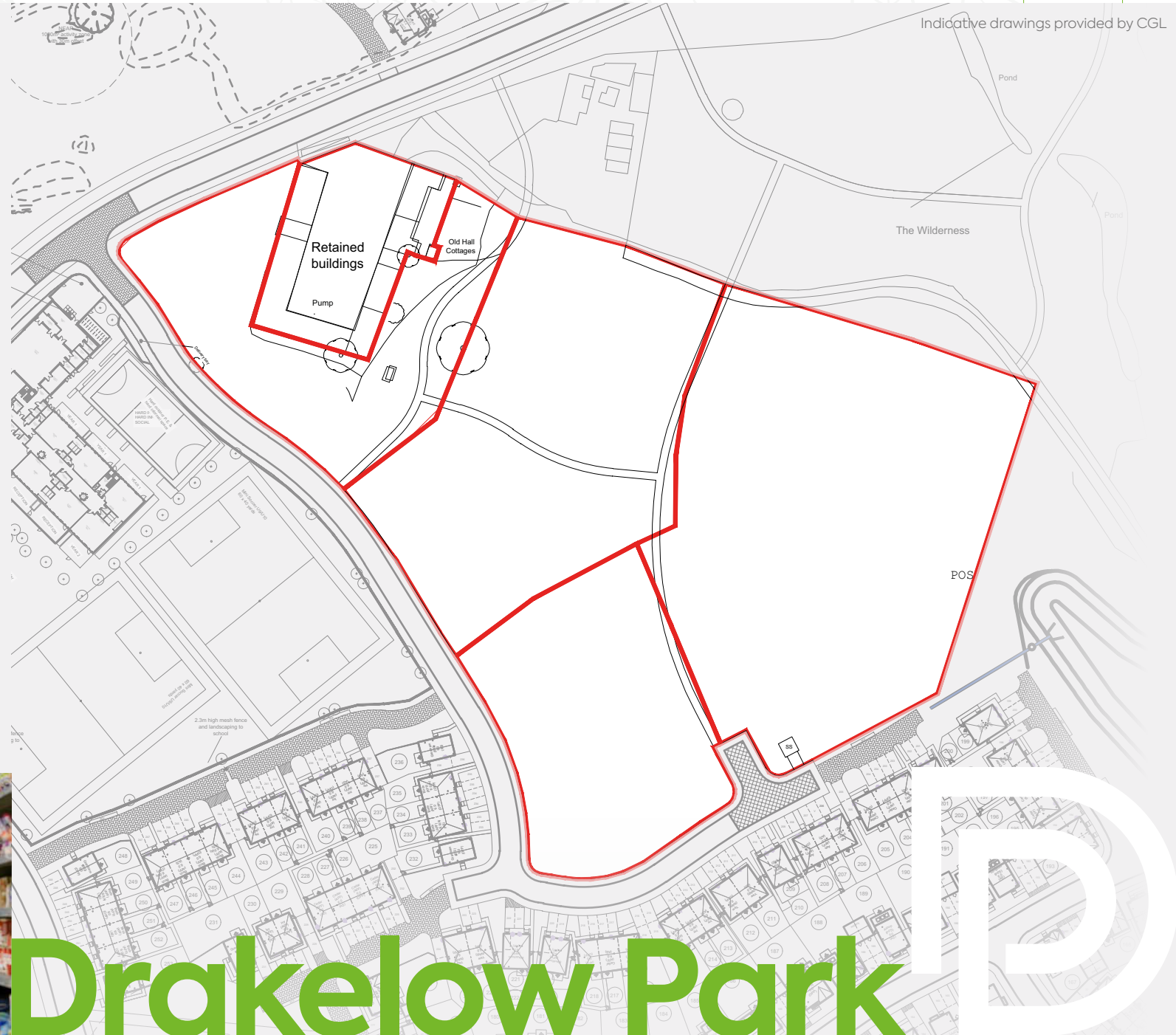
**5.07 Acres**  
(2.05 Hectares)



Indicative drawings provided by CGL

## SUMMARY

- Freehold
- Rare development opportunity for a neighbourhood centre
- Suitable for a wide range of uses including supermarket, extra care facility, neighbourhood retail and local services along with uses complimentary to the extra care facility
- Within Phase 2 of the Drakelow Park development, a mixed-use scheme to comprise up to 2,239 dwellings, to be delivered by Countryside
- Site area of 5.07 acres (2.05 hectares)
- The site has the benefit of planning consent granted under planning reference DMPA/2020/1460
- 3 miles from A38 and 3.5 miles from Burton upon Trent
- Offers invited for the freehold interest



# Drakelow Park





2nd phase of Dracklow Park already under construction (April 2023)

## LOCATION

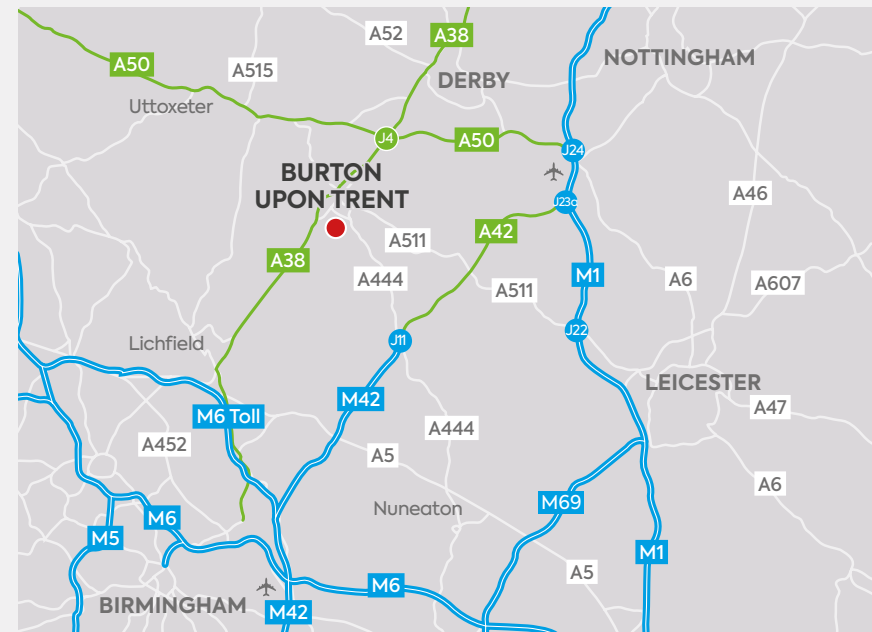
The site is located in the village of Drakelow, which sits within South Derbyshire on the border of East Staffordshire. Nearby main commercial centres include Burton upon Trent 4 miles north, Swadlincote 5 miles east, and Lichfield 12 miles southwest.

The nearest railway station is located in Burton upon Trent, which provides services to Birmingham New Street, Edinburgh and Cardiff Central.

**SATNAV: DE15 9UA**

 [Google maps link](#)

 [What3words: comet.clash.blame](https://www.what3words.com/comet.clash.blame)



# LOCATION



## SURROUNDING AREAS

Drakelow is a village that sits within South Derbyshire's countryside, with a current population of under 1,000. With 2,239 dwellings scheduled at the scheme, this local population will increase, creating a rare opportunity to provide unrivalled local amenity for the scheme and wider area by way of a neighbourhood centre.

Due to their connectivity and attractive rural locations, South Derbyshire and East Staffordshire have the fastest growing populations within their respective counties.

The scheme is currently adjacent to 3 bus routes to Burton upon Trent and Swadlincote, with an extension the Drakelow Park scheme scheduled to optimise accessibility to and from the scheme.



Approximately **60,000** people within 30 minutes drive time.



**£32,357** is the average salary in South Derbyshire.



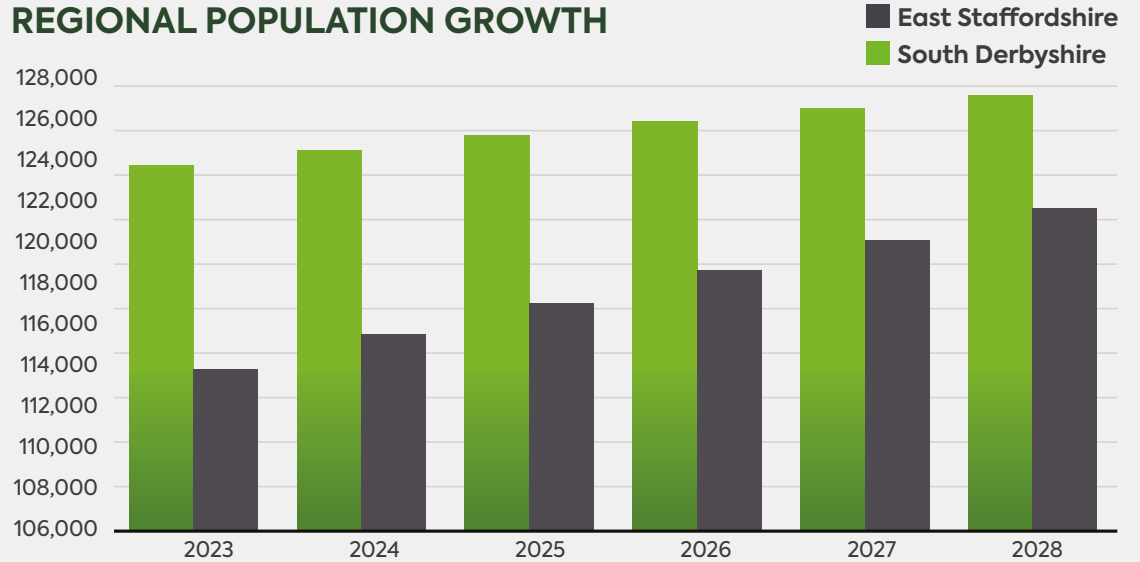
Approximately **85%** of the UK population accessible within a 4.5 hour drive time.



Approximately **3.5 miles** from Burton-on-Trent train station.

## POPULATION

### REGIONAL POPULATION GROWTH



## CONNECTIVITY

### BY TRAIN

Direct from Burton-on-Trent Train Station.



Derby	12 minutes
Birmingham New Street	23 minutes
Nottingham	41 minutes
Cardiff Central	2 hours 32 minutes
Edinburgh	4 hours 41 minutes

### BY ROAD

Close proximity to the regional road network (A38, A42, A50 and M1).



Burton upon Trent	9 minutes	3.8 miles
Swadlincote	12 minutes	5.3 miles
Lichfield	23 minutes	13.4 miles
Derby	31 minutes	15.5 miles
Birmingham	46 minutes	32.4 miles

# THE WIDER SCHEME

**Planning reference:** DMPA/2020/1460

**Decision Date:** 24 August 2021

**Local Authority:** South Derbyshire District Council

## SUMMARY OF APPLICATION:

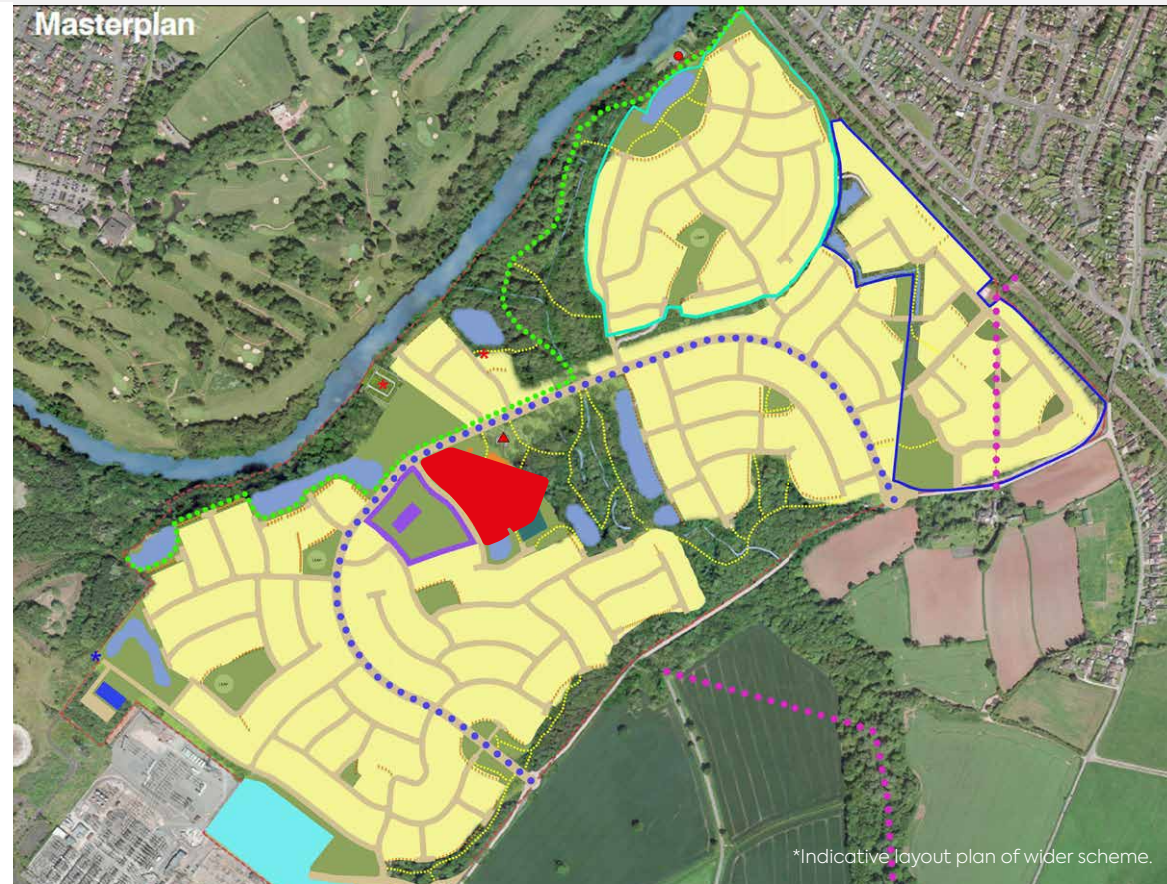
The planning permission obtained from South Derbyshire District Council for the wider scheme is in relation to the removal of conditions no. 1 and 2 and the variation of conditions no. 4, 6, 714, 19 and 34 of permission ref. 9/2015/1030 for the variation of condition 47 of planning permission ref. 9/2009/0341 (relating to a hybrid planning application with all matters reserved for up to 2,239 dwellings including a retirement village, an employment park, two local centres comprising retail services, leisure employment and community uses, public open spaces, a new primary school, associated landscape and infrastructure, including car parking, road and drainage measures, and the refurbishment of the listed stables and cottages.

Any planning related questions should be directed at the local planning authority. The information provided is to give a guide only. Further information and updates on the South Derbyshire District Council Adopted Local Plan can be found by [clicking this link](#).

**Phase 1 of the scheme is now well underway**



- Key**
- Site Boundary (106.8 ha)
  - Residential Development (66.69 ha)  
Total exc. retirement = 2169 units  
CPPLC - 46.1 ha (circa 1957 units)
  - DWH - 8.8 ha (193 units)
  - Allen Land - 11.79 ha (circa 418 units)
  - Formal Green Space/Play (7.67 ha)
  - Informal Woodland (20.5 ha)
  - Water Features and SUDs (4.75 ha)
  - Primary Tree Lined Boulevard
  - Private Drive
  - Listed Building or Structure
  - ▲ Existing Cottage to be Retained
  - Existing Boat Club to be Retained
  - Retirement Village (0.6 ha)  
Circa 70 units
  - Primary School and Sports Pitch (2 ha)
  - Employment Land (2.5 ha)  
Circa 140,500sqm unit
  - Flexible non-residential use (0.25ha)
  - Existing PROW
  - Neighbourhood Centre (2.05 ha)
  - ✱ Access into EON Land
  - Proposed woodland walks
  - Proposed 3m Greenway (indicative only), linking Staffordshire boundary with EON land



\*Indicative layout plan of wider scheme.



Indicative drawings provided by CGL

## DESCRIPTION

**The total area of the site extends to approximately 5.07 acres (2.05 hectares).**

The site is situated within the centre of the Drakelow Park scheme and has planning consent for a neighbourhood centre to service the overall scheme.

The site has planning permission to comprise a mix of retail (A1 uses), business (B1 uses), services (A2-A5 uses), leisure (D2 uses) and community uses (D1 use) with a public square. No single use is to comprise more than 2,450 sq m and the combined floorspace of retail (A1), office (B1a) and Leisure (D2) uses not to exceed 4,950 sq m. These uses now fall under Use Class E.

This provides potential for a wide range of uses, including supermarket, extra care facility, neighbourhood retail and local services along with uses complimentary to the extra care facility.

The proposed spine road for the wider scheme will be adjacent to the site, providing excellent connectivity to the wider scheme.

The majority of the site is greenfield, with a number of adjoining barns and cottages to the northwest corner of the site which are Grade II listed.

## SERVICES

All services are available to the site. However, it is the responsibility of the purchaser to ensure that services are available and adequate.

## FURTHER INFORMATION

### TENURE

Freehold with vacant possession.

### OFFERS

Offers for the freehold will be sought on an unconditional basis.

Instructions for the bidding process will be communicated to shortlisted parties in due course.

### DATA ROOM

The data room is available on request. This includes ground investigation and geo-environmental reports, topographical surveys and planning documents.

### VAT

VAT will be chargeable at the prevailing rate.

### ANTI-MONEY LAUNDERING

Acceptance of any offer will be subject to a satisfactory anti money laundering check and proof of funding.

### INSPECTION

The property may be inspected strictly by prior appointment through the vendor's selling agents, Knight Frank.

Under no circumstances must any visits be made to the property without prior authorisation.



Indicative drawings provided by CGL



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