

FOR SALE

PRIME FREEHOLD DEVELOPMENT SITE

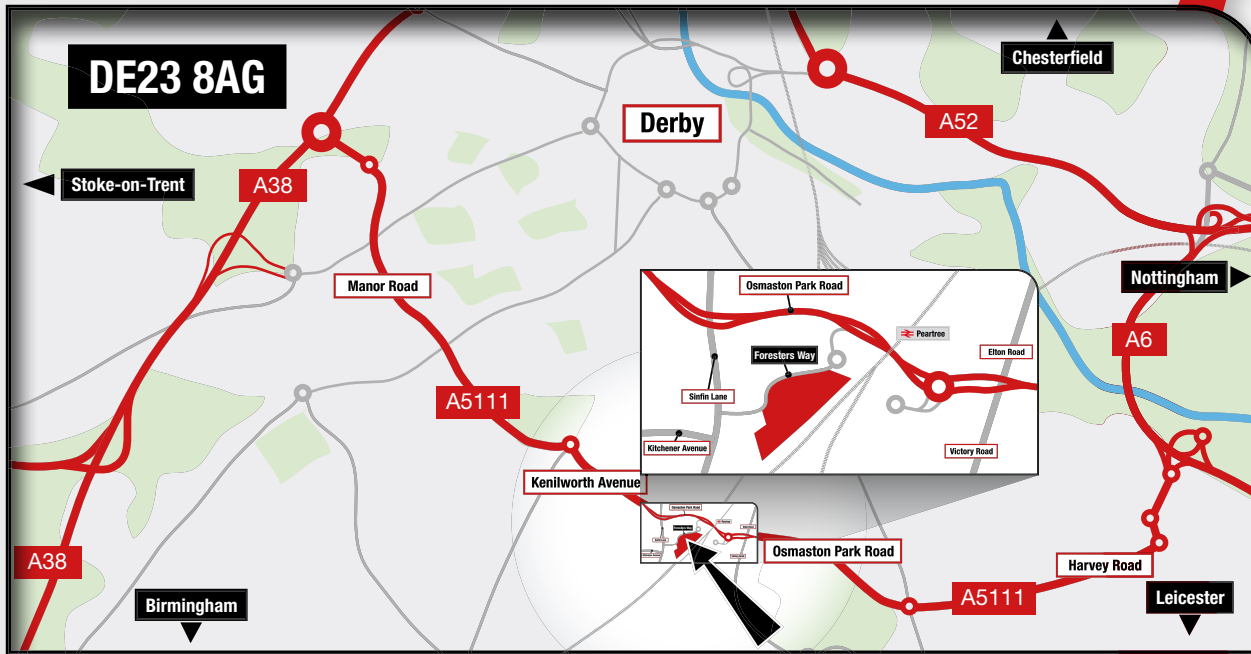
**5.25 acres at Foresters Way,
Derby DE23 8AG**

- Highly accessible surfaced car park with significant development potential, offered as a whole
- Part of the popular Foresters Park Centre, formerly in use as a multiplex car park
- Situated adjacent to Costa and KFC drive thrus and Tenpin Bowling alley
- A Lidl supermarket, Premier Inn, 'Oast House pub / restaurant' and an Armadillo self-storage are also on the estate
- Planning Application submitted on the remainder of the former cinema site for a care home alongside Starbucks, Burger King and Greggs
- 650+ marked car parking spaces
- Derby City Centre is approximately 2.5 miles to the north.

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Location

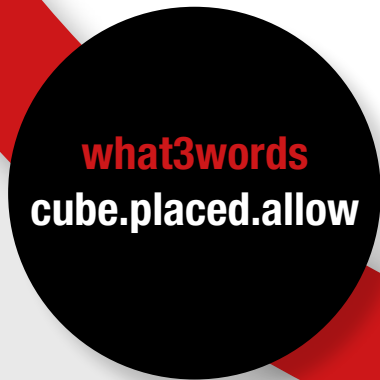
The site sits within the Foresters Park Estate, accessed via the A5111 (Osmaston Park Road) and the signal-controlled junction with Sinfin Lane, both of which link with Foresters Way which serves as the estate road for the park. Derby City Centre is approximately 2.5 miles to the north.

Daily traffic flows on Osmaston Park Road and Sinfin Lane, where they intersect with Foresters Way, are estimated at 30,000 and 18,000, respectively.

Occupiers on Foresters Park include KFC and Costa drive thru, Lidl, Premier Inn, Oasthouse Table Table (pub and restaurant), TenPin / Houdini's Escape Room Experience and Armadillo Self Storage. The site of the former cinema building to the north is subject to a planning application for a LNT care home as well as a Burger King drive-thru, and a combined Starbucks and Greggs drive thru / drive2.

Beyond the estate itself, development to the north and east is predominantly residential, whereas there is substantial retail and trade representation to the east (including Sainsbury's, B&Q, McDonald's and Access Self Storage), and extensive industrial occupancy to the south, principally Rolls Royce.

Accordingly, the subject site offers significant development potential for a variety of retail, trade, leisure, warehousing, storage, automotive and residential uses, amongst others, subject to planning.





Description

An irregular shaped site that previously accommodated the car park for the cinema complex (situated immediately to the north of Foresters Way) along with a former pizza restaurant. The latter remains on site; whilst it is capable of being occupied, it will require refurbishment having been vandalised internally. We understand (by reference to the EPC Register) that it extends to approximately 298 sq m (3,208 sq ft).

The site is surfaced throughout; we estimate there to be 658 marked spaces in total.

There are two access/egress points – one to the northern boundary from Foresters Way along with separate ‘in’ and ‘out’ points to the eastern boundary, adjacent to the TenPin Bowling unit.

The site slopes down towards the southeastern corner. There are pockets of landscaping throughout and mature trees and bushes to the boundaries.

Site Area

5.25 acres, or thereabouts.

Planning

The site (along with the plot to the north) was granted planning permission (Application No. 21/00844/FUL) granted in October 2021 for the *“Demolition of existing Cinema and separate restaurant buildings. Erection of building for motor dealership, including MOT Testing facility and external area for storage and display of vehicles.”*

A full list of documents in connection with the application can be found at:

[CLICK HERE](#)

including:

- > Design & Access Statement;
- > Plans (existing and proposed);
- > Preliminary Ecological Survey;
- > Aborigicultural Impact Assessment;
- > Tree Protection Measures;
- > Transport Statement.

A planning application on the northern plot (forming the remainder of the former cinema site but excluded from this sale) was submitted on 25th February for the *“Demolition of the existing cinema and construction of three retail and commercial units with associated drive-thru facilities, parking and landscaping.”* Again, there are multiple associated documents on the planning portal that may assist with the appraisal of the car park site.

The site is not located within any formal development plan allocation and Derby City Council is not presently a CIL Charging Authority.

Tenure

The property is available freehold with vacant possession upon completion.

Services

There are currently water and electrical connections to the former restaurant – the gas would need to be reconnected. There is an existing 69KVA power connection. There is also a surface water pumping station in the southwestern corner.

If contemplating redevelopment of the site, new applications for connections to the off-site infrastructure will be required. There is a surface water drain crossing the site and protected by an easement.

Interested parties should make their own enquiries of the relevant service providers.

We hold the following information, available to seriously interested parties upon request:

- Flood Risk Survey
- Geotechnical Reports
- Greenhatch CCTV Drainage Surveys
- Landmark Utility Search (historic)
- Noise Impact Assessment
- Site Investigation
- Title documents
- Topographical Survey
- Transport Statement
- Asbestos Survey Report for former Pizza Hut Restaurant





EPC

The former Pizza Hut building is assessed as E (116) and extends to 298 sq m. Should the property be reused, a new assessment is recommended.

Terms

Upon application. Unconditional bids are preferred but well-informed subject-to-planning proposals will also be considered.

VAT

The property is elected for VAT purposes.

Costs

Each party to bear its own costs in respect of this transaction.

Terms

To comply with our legal responsibilities for Anti-Money Laundering Supervision, the successful bidder will need to provide all information necessary for us to undertake such checks prior to completion, including corporate structure and ownership details, identification and verification of ultimate beneficial owners and satisfactory proof of the source of funds for the purchaser and (if appropriate) funder(s).

Viewings

The site can be easily viewed on foot without appointment.





Derby

Visit our website:
www.latitudere.co.uk

For further details or
to arrange a viewing
please contact:

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SINFIN LANE