

LAND FOR SALE IN BURTON-ON-TRENT, STAFFS

LAND ON MEADOW ROAD, BURTON-UPON-TRENT, STAFFORDSHIRE, DE14 1TD

PASTURE LAND FOR SALE WITH RIVER FRONTAGE AND INVESTMENT POTENTIAL WELL SITUATED NEAR SWADLINCOTE, BRANSTON, DERBY, A511 AND THE M42 & M1 MOTORWAYS



A rare opportunity to purchase over 62 acres of pasture land with the unique benefit of river frontage. This attractive parcel of woodland and amenity land is superbly located on the eastern outskirts of Burton-upon-Trent on the River Trent.

Across the river lies the Burton Canoe Club which has recently expanded and built its own clubhouse with massive financial support from Sport England as a part of the Community Club Development Programme. The total cost of the project was £420,000 with a contribution of £375,000. It is now one of the best in the UK.

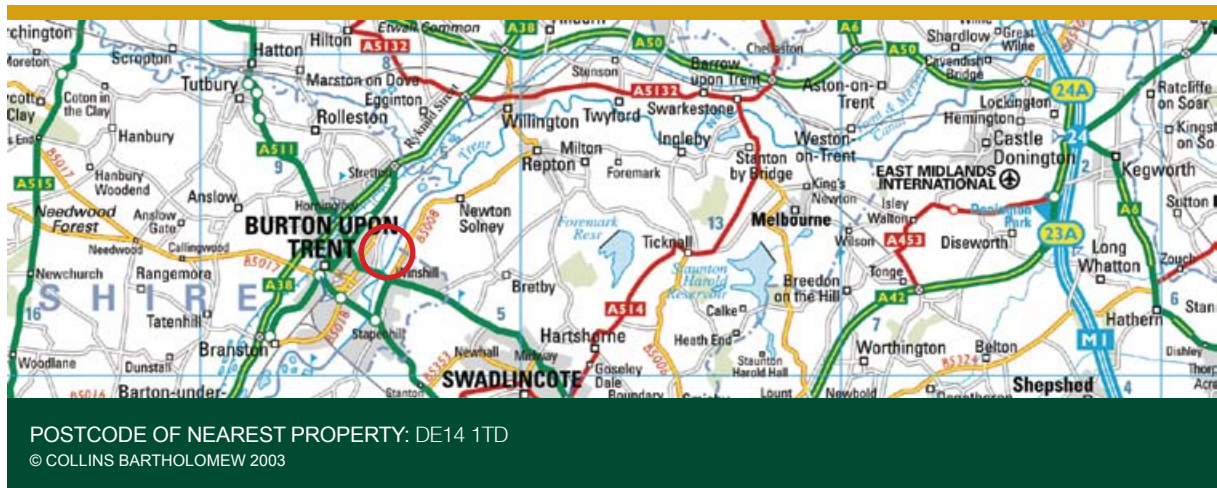
The Trent Rowing Club and Burton Leander Rowing Club can also be found on the banks opposite further down the river.

The site is within easy walking distance of the town centre, which boasts three excellent shopping centres, restaurants and leisure facilities. This unique location results in a superb network of transport links, making it a popular site for commuters working in the nearby major towns and cities.

The site's edge of town location and excellent transport links, combined with several proposals for development on greenbelt land in the rapidly developing town of Burton, enhances its investment potential greatly.

The site is available freehold as a whole or in lots.

Lot 1:	28.24 acres	Guide Price: £130,000
Lot 2:	15.00 acres	Guide Price: £63,000
Lot 3:	19.00 acres	Guide Price: £79,800



LOCATION

- ◆ On the outskirts of Burton-on-Trent
- ◆ 1.1 miles to Stapenhill
- ◆ 1.4 miles to Horninglow
- ◆ 2.0 miles to Branston
- ◆ 3.6 miles to Swadlincote
- ◆ 9.9 miles to Derby
- ◆ 17.6 miles to Loughborough
- ◆ 22.1 miles to Nottingham
- ◆ 23.8 miles to Leicester

Burton-upon-Trent is a large and flourishing town pleasantly situated on the bank of the River Trent and home to a wide range of local amenities, schools and shopping and leisure facilities.

The growing areas of Stapenhill and Branston have seen many housing developments in recent years and are within 3 miles of the site.

Nearby Swadlincote has a moderately sized town centre, containing both national brands and small local businesses. Plans are now afoot for the development of a new retail complex in the area.

Derby, just over 9 miles away, shares the best of both worlds; a vibrant, contemporary yet traditional city scene, complimented by the glorious countryside of Derbyshire. It has a wide range of leisure and retail experiences.

The major towns and cities of Loughborough, Nottingham and Leicester are easily reached within an hour by road or rail.

TRAVEL

- ◆ 0.2 miles to the A511
- ◆ 0.3 miles to the A444
- ◆ 0.9 miles to Burton-on-Trent Train Station *
- ◆ 1.1 miles to the A38
- ◆ 4.4 miles to the A50
- ◆ 8.8 miles to Junction 11 of the M42
- ◆ 12.3 miles to East Midlands Airport
- ◆ 13.1 miles to Junction 23A of the M1

* Journey Times: 13 mins to Derby; 46 mins to Nottingham; 54 mins to Loughborough; 1 hr 6 mins to Leicester; 1 hr 59 mins to London Euston; 2 hr 26 mins to London St Pancras

The site is geographically well placed to a major road network in all directions. It lies close to the A511, which runs from the M1 in Leicestershire to join the A50 between Uttoxeter and Derby.

The nearby A38 is a trunk road running from Cornwall to Nottinghamshire, passing through Bristol, Birmingham and Derby. The A444 links the site with Coventry, A5 and the M42.

The M42 runs from Bromsgrove to Leicestershire before merging to the dual carriageway of the A42 which continues to the M1 - a major north-south motorway primarily connecting London to Leeds as well as a network of other motorways.

Nearby Burton-on-Trent Train Station offers direct services to Derby in just 13 minutes, from which there are direct trains to Leicester and London St Pancras, new home of the Eurostar.

THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes and distances are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.

DEVELOPMENT IN THE AREA

Burton-upon-Trent will be the location of the National Football Centre (NFC), due to be opened in 2010. This planned centre for football is to be run by the FA and is intended to be the training base for all England teams and act as the focal point for the FA's coaching and player development work.

The development is set to include 13 pitches, a media centre and accommodation for up to 300 people. This new centre will create many new jobs and is to be built on a 360-acre swathe of **greenbelt land**.

There are also plans to build a 5,700 home eco town between Burton and Swadlincote on over 360 acres that will encroach on **greenbelt land**.

Plans for this eco town have been submitted as part of the Government's aim to create 10 carbon neutral towns nationwide.

Developers claim the project will create 3,000 new jobs and consist of schools, a town centre with retail units and offices, community and learning resource centres, places of worship, a health clinic, parks and open spaces including allotments, and roads, footpaths and cycleways linking it to Swadlincote and Burton.

Furthermore, up to 850 homes could be built on 46 hectares of green field land between nearby Outwoods and Horninglow. A small centre with shops, nursery, medical centre, outdoor sports pitches, play area and school are also proposed.

The region has to find a large number of houses over the next few years with its spatial strategy and it can't just build on brownfield land.

The possibility of Burton being required to build even more housing is a real one. The West Midlands Regional Assembly has already advised the Government that East Staffordshire has the capacity for around 13,000 new homes.

However, the Government has ordered consultants to conduct a study as it feels that the numbers proposed by the assembly are too low. This could see an extra 5,000 homes being built in Burton over the next 20 years.

The report hints it will be likely that virtually all of the extra homes will be built on **greenbelt land** close to Burton.

PLANNING

The land is designated within the Greenbelt and any development would be subject to planning permission.

ACCESS

The land can be accessed via two points on Meadow Road.

LAND PRICES

Farmland values rose by 1.1% in the past three months giving a **total rise of 7.4% in the last three quarters and are 16% higher than a year ago**. In some cases land has been sold well above the average values.

The ongoing global economic woes, which look likely to persist for the foreseeable future, will only act to **strengthen farmland's position as a 'safe haven' for investors**. Even in these uncertain economic times, the performance of farmland is comparable with that of gold and oil – all being recognised as hedges against inflation.

Over the next 12 months, surveyors expect farmland prices to continue rising strongly as the general direction of the land market is still upwards as investors look to tangible assets

LOCAL AUTHORITY

East Staffordshire Borough Council
Town Hall
King Edward Place
Burton upon Trent
Staffordshire
DE14 2EB

Staffordshire County Council
St Chad's Place
Stafford
Staffordshire
ST16 2LR

METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession.

VIEWING

To arrange a site visit, please call 01727 817479 or email enquiries@vantageland.co.uk.