

Land Sale in Chellaston



Trafford Oliver is delighted to announce the sale of a plot of land at Chellaston near Derby.

Acting on behalf of private clients, Trafford Oliver negotiated the sale of the site at the Chellaston Neighbourhood Centre on Rowallan Way.

The site extends to 0.407 acres and was sold on a long leasehold basis for a premium of £275,000 plus VAT to Scallywags Day Nursery. The sale was secured on a subject planning basis and consent was granted for the development in June 2013 with completion taking place shortly thereafter.

Charles Trafford of Trafford Oliver commented:

'This was a slightly complicated deal in that there were Covenants on the land in favour of the residential developer of this part of Chellaston which restricted the use of the land to residential purposes only. Assura Properties plc who developed the remainder of the centre also had to provide their consent.

'However, all parties recognised that a Day Nursery provides a fantastic complimentary use for the local residents and this Neighbourhood Centre which already accommodates the Chellaston Medical Centre, a Barchester Retirement Care Home and the local convenience retail offer.

'My clients retained the final front area of the land for a subsequent residential development which should be being brought forward to complete the centre in due course.'