



Land West of Primula Way, Littleover, Derby

RESIDENTIAL DEVELOPMENT OPPORTUNITY. OUTLINE PLANNING PERMISSION FOR UP TO 600 DWELLINGS.

NEWMARK

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SUMMARY

- Outline planning permission (subject to S106) for up to 600 dwellings, including 30% affordable housing.
 - Site area of approx. 81.3 acres (gross) and 36 acres (net).
 - Principal vehicular access agreed via Primula Way and secondary access via Grovebury Drive.
 - Opportunity to purchase the site as a whole or in two individual lots.
- Phase 1a**- up to 450 dwellings
Phase 1b- up to 150 dwellings
- Freehold interest to be sold with vacant possession.

Up to
600
dwellings

approx.
81.3
acres



Development Framework Masterplan

LOCATION

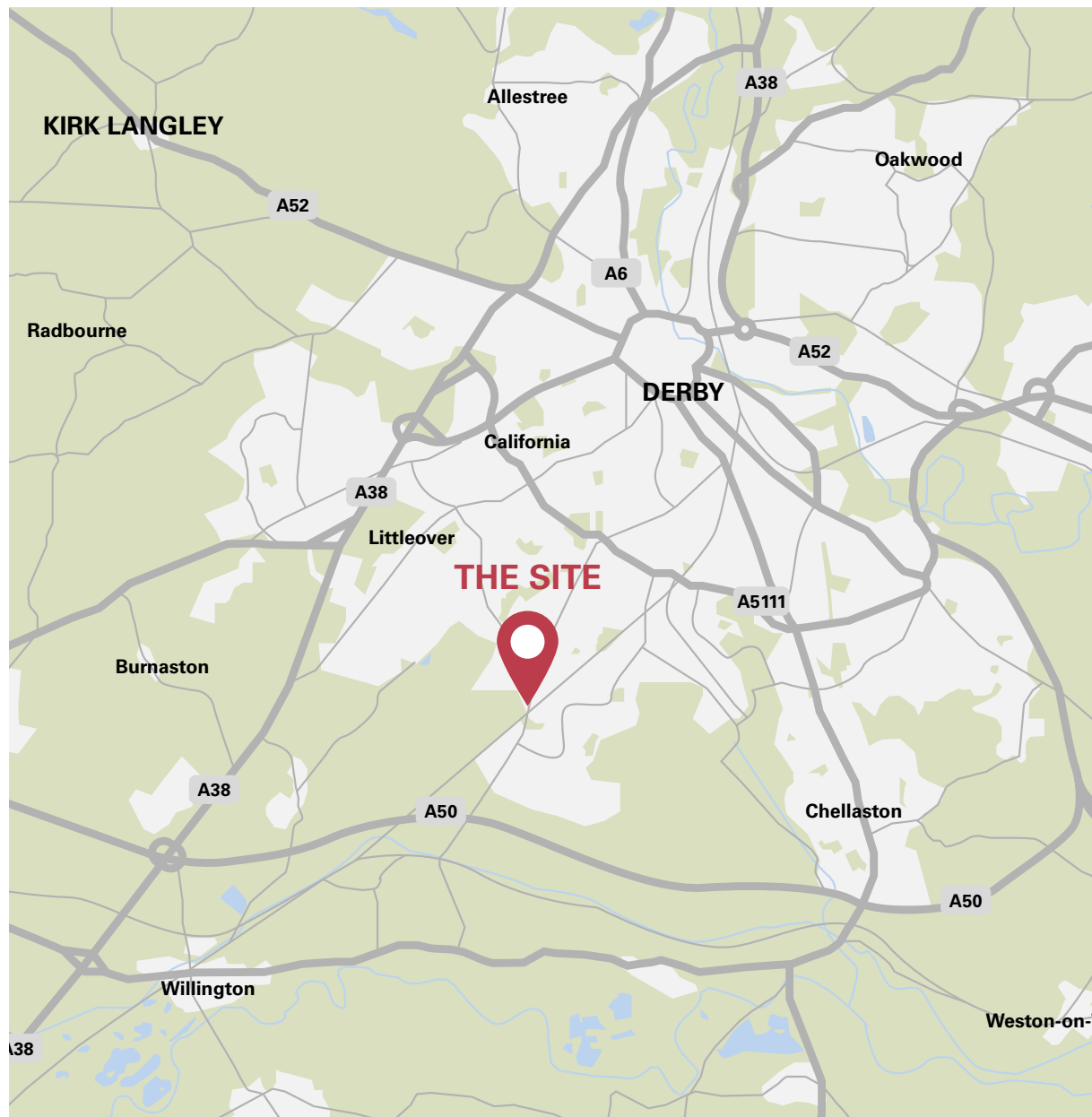
The site is located to the west of Primula Way, Littleover, approximately 4 miles south-west of Derby city centre.

The site benefits from:

- Direct access to the local road network.
- Strong connections to the A50, A38 and wider strategic road network.
- Established surrounding residential neighbourhoods.
- Proximity to local schools, services and community facilities within Littleover and Derby.

PLANNING

- Outline Planning permission (SDDC ref: DMPA/2022/1617)
 - Up to 600 dwellings, including 30% affordable housing.
 - All matters reserved except access.
 - Subject to S106 Agreement.
- Full Planning Permission (DCC ref: 22/01968/FUL) for site access off Primula Way and the pedestrian and cycle access to the south on Stenson Road.
- Phase 1a benefits from a dedicated vehicular access from Primula Way.
- Phase 1b, located to the north of the site, is accessed independently from Grovebury Drive and comprises a self-contained development of up to 150 dwellings. No vehicular connection between Phase 1a and Phase 1b is permitted except for emergency vehicles.



TECHNICAL

All supporting technical reports, drawings and consultant information are available within the data room, together with further detail contained in Richborough's Planning, Technical and Legal Pack.

Please contact Newmark for access to the password protected data room.

TENURE

The freehold of the property is available.

The site is registered under the following Titles: DY229727 and part of DY154493.

METHOD OF SALE

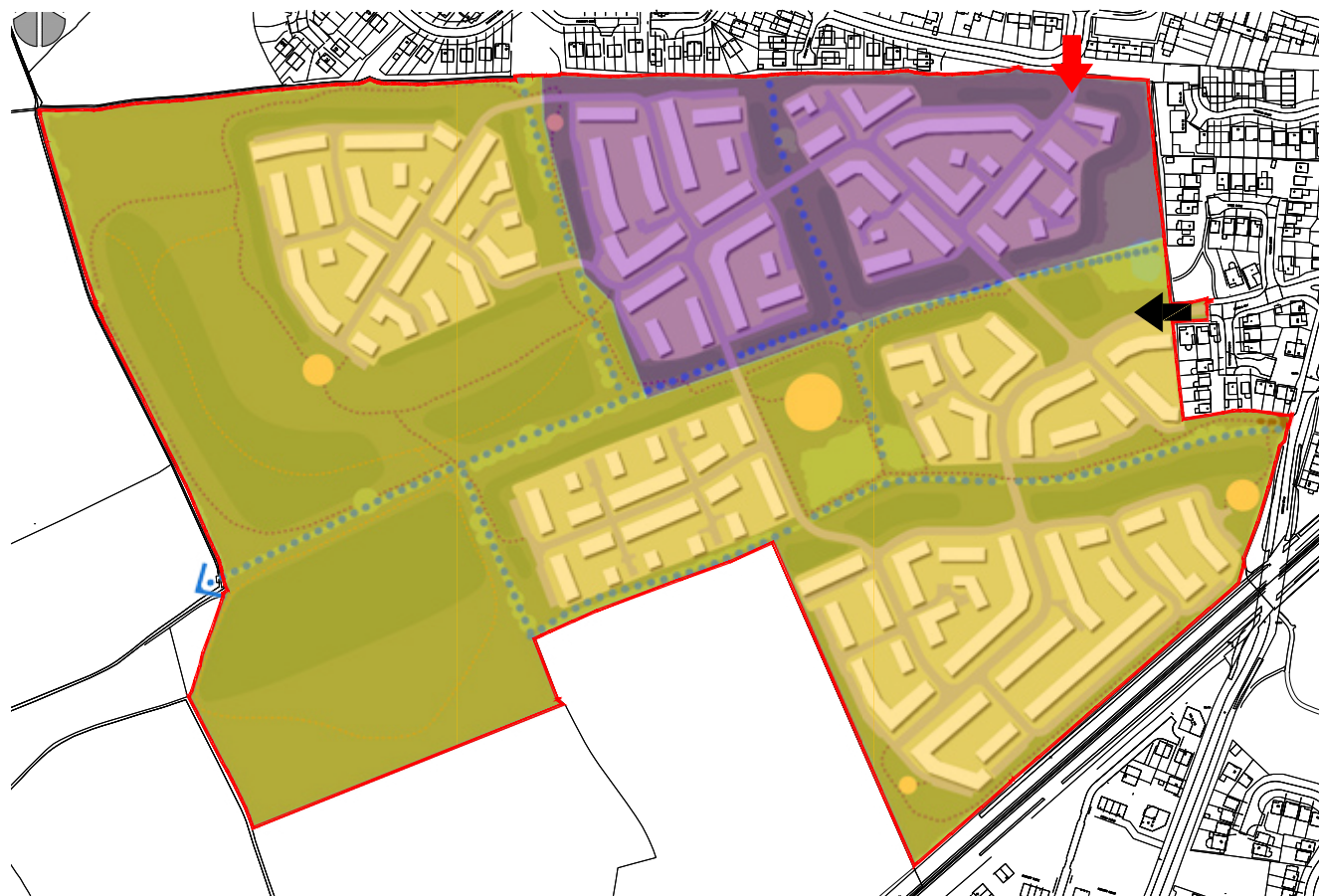
We are inviting offers on behalf of the vendor for the freehold interest by way of informal tender.

The site will be sold as a whole or as two individual lots as per the phasing plan.

VIEWINGS

The site can be viewed from adjacent footpaths.

Please contact Newmark to arrange a formal viewing.



Phasing Plan

Key

 Phase 1a
(up to 450)

 Phase 1b
(up to 150)

 Proposed Secondary Access

 Proposed Main Access

Contacts

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Particulars issued February 2026.