



## Rea Valley Tractors, Ashacres Industrial Estate Draycott in the Clay, Sudbury, Derby, DE6 5GX

- Self-contained, versatile industrial complex on site area of 2.298 ac (0.93 ha)
- Three commercial buildings extending to 15,273 sq ft (1,419 sq m) overall
- Plus mezzanine areas of 3,238 sq ft (301 sq m)
- Substantial, secure open storage yard and car parking with gated access

# Ashacres Ind. Estate

## Sudbury

### LOCATION

The property is located on the A515 between Sudbury and Draycott in the Clay, approximately 8 miles northwest of Burton upon Trent and 6 miles southeast of Uttoxeter. The A515 junction with the A50 at Sudbury lies approximately 1 mile to the north, and the A50 in turn provides good road links to Derby and the M1 in the east and Stoke on Trent and the M6 to the northwest. The A515 also provides road links south to the M6 Toll via the A38 or A51 at Lichfield.

The property is situated in the small village of Draycott in the Clay, which has two churches, a village shop and Post Office, two public houses and a school.

### DESCRIPTION

The property is the former sales and service centre for Rea Valley Tractors, offering the opportunity to acquire a modern and versatile industrial complex on a self-contained site of circa 2.298 acres (0.93 hectares). The site incorporates 3 detached commercial buildings, with a large concrete open storage/service yard to the front, complemented by stoned open storage/parking areas to the side and rear. The site is fully secured with gated access.

The main building comprises a large detached commercial premises, which is currently arranged in 3 interconnecting bays providing a showroom, parts store with ground floor offices, canteen and WC facilities, and a workshop. There are also mezzanine offices and storage. The building has a minimum eaves height of 4.1m rising to 7m at the apex and benefits from 7 electrically operated roller shutter doors and uPVC double glazed windows.

There is a detached training centre, which provides open plan accommodation with workshop and WC facility, benefitting from two roller shutter doors.

To the front of the site is a detached, single storey office block/showroom with double glazed windows, currently providing a showroom with kitchen and WC facilities.

### ACCOMMODATION

<b>Building 1</b>	Bay 1 (Parts and offices)	2,422 sq ft	225 sq m
	Bay 2 (Showroom)	2,422 sq ft	225 sq m
	Bay 3 (Workshop)	4,908 sq ft	456 sq m
	Mezzanine Floors	3,238 sq ft	301 sq m
<b>Building 2</b>	Training Centre	2,927 sq ft	272 sq m
<b>Building 3</b>	Office/Showroom	2,594 sq ft	241 sq m
<b>Total GIA (excl. mezzanine)</b>		<b>15,273 sq ft</b>	<b>1,419 sq m</b>



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### PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority as to specific planning use.

### SERVICES

We understand that all mains services, with the exception of gas, are available or connected to the property, although it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

The buildings have a mixture of LED and fluorescent strip lighting, with electric heating to the offices and oil-fired warm air blowers to the main workshop. The office/showroom block has air conditioning.

### TENURE

Freehold: The property is available to purchase as a whole freehold with vacant possession.

### PRICE

The asking price is £1.6 million for the freehold interest.

### LOCAL AUTHORITY

East Staffordshire Borough Council, PO Box 8045, Burton upon Trent, DE14 9JG  
Tel: 01283 508000

### BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £49,250.

### ENERGY PERFORMANCE CERTIFICATE

The main building and training centre both have energy ratings of C65; and the office block/showroom has a rating of C56.

### VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

Direct Line: 01952 521004 Mobile: 07957 828 569

Email: [nathan@andrew-dixon.co.uk](mailto:nathan@andrew-dixon.co.uk)

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[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW  
Telephone : 01952 521000  
Fax : 01952 521014  
Email: [enquiries@andrew-dixon.co.uk](mailto:enquiries@andrew-dixon.co.uk)