

# ADJACENT TO JUNCTION 29 M1 MOTORWAY

Doe Lea Waste Transfer Station, Mansfield Road, Derbyshire, S44 5QL



## Key Highlights

- The 5.9 acre site is currently occupied as an inert waste transfer site with approximately 1.9 acres of useable space.
- Located approximately 6 miles north west of Mansfield and 6 miles south east of Chesterfield.
- The site has planning permission for use as a waste recycling centre.
- Suitable for a range of industrial/storage uses (subject to planning).
- The current tenant holds a Standard Rules Environment Agency Permit for the site to operate as an inert and excavation waste transfer station with treatment (ref no AB3202HJ/A001).
- We understand that the palisade fencing and gates located at the site entrance will be left on site by the current tenants.

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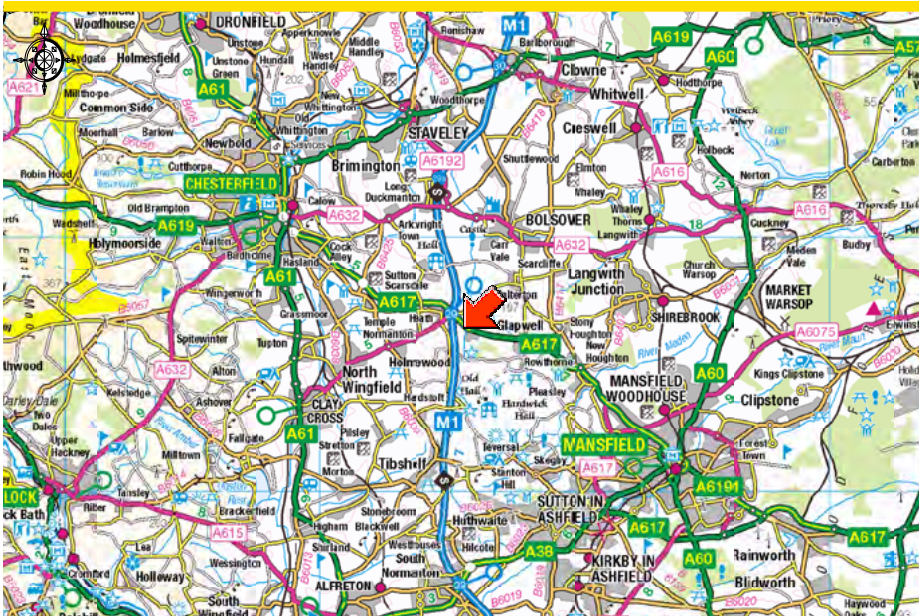
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## Description

The site totals approximately 5.9 acres and is currently used as an inert waste transfer station. The site includes areas of rough surfaced land and various spoil mounds/embankments. The spoil mounds are currently being processed and removed from site. Once these areas are cleared, the useable site area will equate to approximately 1.90 acres. A vegetated embankment surrounds the entirety of the site boundary.

## Location & Situation

The Property is located in North East Derbyshire to the west of Doe Lea village. The site is located immediately adjacent to the M1 motorway and immediately south east of the Heath Interchange at junction 29 of the M1. The site is equidistant between Chesterfield to the north west and Mansfield to the south east.

## Site Access

Access to the Property is via Mansfield Road from the A617 which is itself accessed directly from the Heath Interchange which is junction 29 of the M1 motorway.

## Planning Permission

The site has planning permission (ref numbers: CW4/0516/12 & CW4/399/147) to operate as a waste recycling centre.

The above planning permissions limit the amount of waste material that can be accepted at the site to 100m<sup>3</sup> per

day and states that there shall be no more than 60 related commercial vehicle combined import and export movements (30 in/30 out) per day on Monday to Fridays and no more than 24 vehicle movements on Saturdays.

The operational hours authorised by the above planning permissions are:

- 0700 hours to 1800 hours Monday to Fridays.
- 0730 hours to 1230 hours on Saturdays.

## Environmental Permitting

The current tenant holds a Standard Rules Environment Agency Permit (SR2009No6) for the site to operate as an inert and excavation waste transfer station with treatment (ref no AB3202HJ/A001).

## Rights of Way, Easements & Wayleaves

The property is to let subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

## Services

The Property is not serviced.

## Waste Management Authority

**Derbyshire County Council**  
County Hall  
Matlock  
Derbyshire DE4 3AG

We have reviewed both the Derbyshire County Council Waste Plan (2005) and the North East Derbyshire Local Plan (2014 to 2034) and there appear to be no site specific policies or allocations relating to the Property. Interested parties should make their own enquiries in this respect.

## Tenure

The site is available on a leasehold basis.

## Viewing

Strictly by appointment through the sole letting agents Savills.

## Health and Safety

Given the potential hazards of the site we would ask you to be as vigilant as possible when inspecting the property for your own personal safety.

## Further Information

A data pack including site plans, planning permissions, title and other information is available to assist interested parties. This information is available on request.

## Contact

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