

Residential Development Site off Chesterfield Road Chesterfield

Derbyshire, S42 5US



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4.34
acre(s)

A superb opportunity to purchase a residential development site extending to 4.34 acres (1.76 ha) in the flourishing village of Holmewood with benefit of full planning permission for up to fifty dwellings. Technical pack available from The Agricultural Business Centre, Bakewell DE45 1AH

Guide Price

£1,350,000



Bakewell - 01629 812777



bakewell@bagshaws.com

Location

The property is situated off Chesterfield Road in the locality of Holmewood, a village situated approximately 4.3 miles south east of Chesterfield Town centre. In easy reach is the picturesque Peak District National Park with Bakewell being 13.3 miles west and further its positioning provides for excellent transport links with junction 29 of the M1 being around a ten minute drive enabling easy commuting to larger conurbations such as Derby (19 miles), Nottingham (18 miles) and Sheffield (14 miles).

Directions

Heading north on the M1 from Nottingham, exit at junction 29. Take the first exit at the roundabout on to the A6175 and continue for around 1.1 miles to a mini-roundabout. Take the second exit and continue on Heath road for about half a mile until you reach another roundabout. Take the third exit on to Chesterfield Road. Going past a garage on the right hand side, continue for just under half a mile and the property can be seen on the left hand side indicated by our 'For Sale' board.

Description

The sale offers an exciting opportunity to purchase a development site with benefit of full planning permission for up to fifty dwellings. The site as existing has vehicular access off Chesterfield Road and is bounded by a mixture of mature hedgerow and post and rail fencing. Within, the land is down to grass with a gradient that is predominantly flat with some undulation, of which currently is used for grazing livestock.

Planning Permission

Planning Application Ref: 17/00906/RM

Outline Planning permission was granted by North East Derbyshire District Council on 1st October 2014 subject to a Section 106 agreement and subsequently on 16th July 2020 conditional consent for reserved matters was granted.

A copy is available upon request, or via the local planning authority website.

Section 106 Agreement

Pursuant to Section 106 of the Town and Country Planning Act 1990, the land is subject to a Section 106 agreement with North East Derbyshire District Council.

A copy of the agreement is available upon request, or via the local planning authority website. All interested parties are advised to view this. The purchaser will be required to indemnify the Vendor of all obligations.

Plans, Areas & Photographs

The plans and images are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the site. Any discrepancies shall not annul no entitle the either party to compensation.

Retained Land

The vendor reserves the right to retain plots 19, 20 and 21 therewith the private drive and farm track as labelled on drawing "PA17-021 SK 81 01G" being the proposed site layout. Whilst a permanent right of access to the land to the west of the site will be retained thereby, the vendor is open to proposals on a build agreement in relation to the plots and track.

Viewing

The land may be viewed at all reasonable times when in possession of a copy of these particulars.

Basic Payment Scheme

It is our understanding the land is registered with the Rural Payments Agency. However, any entitlements are de-coupled from the land and excluded from the sale.

Services

It is understood that mains services are located nearby to the site, however interested parties are encouraged to make their own enquiries as to the availability and suitability of such services.

Rights of Way, Wayleaves & Easements

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Timber, Mineral and Sporting Rights

Included as far as they exist.

Tenure & Possession

The property is sold freehold with vacant possession upon completion.

Vendor's Solicitor:

Lovedays Solicitors
23 Dale Rd, Matlock DE4 3LT
Tel: 01629 582308
Contact: Mr Glenn McClenaghan

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



BURY & HILTON



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