



Building Plot B Birkin Lane

Chesterfield

BAGSHAWS EST. 1871
Land • Property • Livestock

Building Plot B Birkin Lane

Chesterfield

S42 6LL

0	0	0		0.20 acre(s)

The sale of this land offers the opportunity to purchase a parcel of grassland, on the edge of an exceptionally popular village, Wingerworth, nearby to the Town of Chesterfield. The land offers a quiet location, with an pleasant, semi rural outlook with good commuter links to nearby commercial zones. The land benefits from outline planning permission for a detached dwelling on an attractive plot.

Offers In The Region Of

£230,000

Bakewell - 01629 812777
bakewell@bagshaws.com

Description
The sale of this land offers the opportunity to purchase a parcel of grassland, on the edge of an exceptionally popular village, Wingerworth, nearby to the Town of Chesterfield. The land offers a quiet location, with an pleasant, semi rural outlook with good commuter links to nearby commercial zones. The land benefits from outline planning permission for a detached dwelling on an attractive plot measuring approximately 0.2 acres. Please note we understand the farm-yard is no longer a working farm and there is plans for the farm to be redeveloped with a small number of properties and landscaping.

Location
The land is situated in a semi-rural location on the edge of the village of Wingerworth, with roadside access, ideal transport links to Nearby Chesterfield, Sheffield, Derby and Nottingham, all the whilst being accessible to the nearby countryside and Peak District National park.

Directions
From Chesterfield on the A61 Southbound, exit Chesterfield, before taking a right hand turn onto Longedge Lane, continue on Longedge Lane for approximately 2km before turning left onto New Road, after approximately 500m turn right onto Birkin Lane, the plot will then lie on the left hand side as indicated by our For sale Board

Services
There are no services connected to the plot

Planning permission
The site has outline planning permission with a reference of 24/00374/OL on the North East Derbyshire Council Planning Site.

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Outline application with all matters reserved except access for 2no single storey Self Build Eco dwellings.

Fixture and Fittings:
Only the items referred to in the particulars are included within the sale.

Tenure and Possession:
The land is sold freehold with vacant possession upon completion.

Sporting and Timber Rights:
We understand these rights are included as far they exist.

Viewing:
The land may be viewed at any reasonable time when in possession of a copy of these particulars.

Rights of Way, Wayleaves and Easements:
The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

Location Authority:
North East Derbyshire Council

Vendors Solicitors:
Elliott Mather, St Mary's Court Block A, St Marys Gate, Chesterfield
S41 7TD

Method of Sale:
The site is offered For Sale by Private Treaty.

Money Laundering Legislation
Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

Agents Note
Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.
Please note that lined drawings are indicative and should not be relied on.

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