



Prime Residential Development Site - STP

3.68 Acres (1.49 Hectares)

- Close to Amenities
- Prominent Location fronting the A61
- Part of a wider 'Waterside Development' scheme

Prime Residential Development Site - STP

3.68 Acres (1.49 Hectares)

Location

The site is located on Holbeck Close, which leads from Brimington Road, a short distance from the A61 in Chesterfield. The site is located 0.5 miles from the town centre and 12 miles south of Sheffield City Centre. The site is prominently located fronting the A61, which is a major arterial route through Chesterfield. The site is ideally located just a 5-minute walk from Chesterfield Train Station and Town Centre.

Description

April 24 Listing

Prime residential development opportunity - Subject to planning.

The entrance to the site is accessed at the end of Holbeck Close, just off Brimington Road, Chesterfield.

The total site area is approximately 3.681 acres, which is fenced and secure with prominence along the A61. The site is ideally suited to a variety of options, subject to the necessary planning consents.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse Section	4,119	382.66
Offices	4,990	463.57
Workshop	2,331	216.55
Total Site Area	3.68	1.49
TOTAL	3.68 ACRES	1.49 HECTARES

Terms

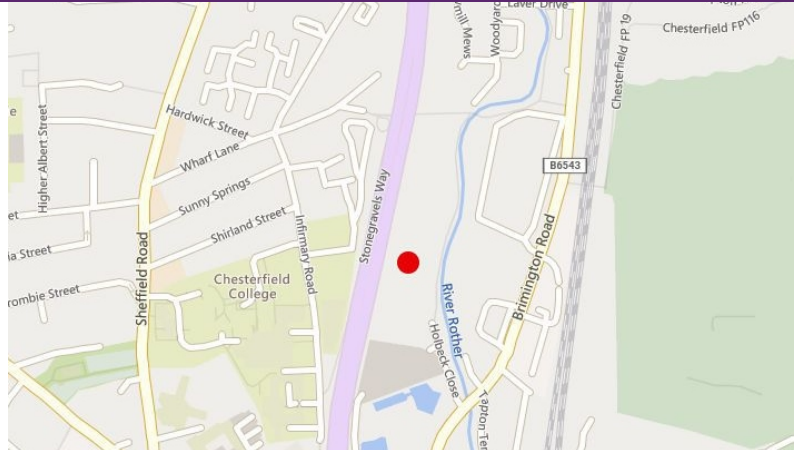
Freehold - £1,700,000

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

Mr Ed Norris MRICS

Mr Max Pickering MRICS

T: 0114 270 9160

T: 0114 2738857

M: 07711 319 339

M: 07835 059363

E: ed@cppartners.co.uk

E: max@cppartners.co.uk

April 2024



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.