

# FOR SALE / TO LET.



*Grade II\* Listed Georgian Property in a Parkland Setting.*

**Tapton House, Tapton Park, Chesterfield, S41 0TZ**

# Key Points.

- Of potential interest to both occupiers and developers / investors
- Up to approximately 13,788 sq ft (1,280 sq m)
- Formerly the home of George Stephenson
- Grade II\* listed property
- To suit a number of uses, including education, offices, residential and hospitality etc, subject to appropriate consents
- Generous on site car parking available
- Set within attractive parkland location

# Location.

The property is well located in Tapton Park, a predominantly residential location to the North East of Chesterfield Town Centre.

From the A61 at the roundabout where Casa Hotel and Tesco Extra are, turn on to Rother Way, continuing on to Chesterfield Road, turning right on to Brimington Road and left into Tapton Park, following the signs for Tapton Park Innovation Centre.

Following the lane along, the property is then on the right hand side, with main car park to the left hand side of the property, in front of Tapton Park Innovation Centre.

The building enjoys an enviable location within Tapton Park, providing good amenity and is also within a short distance of Tapton Golf course.

The facilities of Chesterfield Town Centre are accessible by car and Chesterfield Railway Station is only a short distance away.

For sat nav purpose: S41 0TZ.

Subject to Contract.

# Description.



Tapton House is a Grade II\* style listed Georgian property, formerly the home of George Stephenson. The main house accommodation is set over Ground, First and Second Floors, with basement storage areas and further there is a significant single storey extension through to the rear.

The accommodation provides a mix of cellular rooms and the building has most recently been used as educational and office accommodation. The property could be suitable for a number of alternative uses, including residential and hospitality etc, subject to appropriate consents.

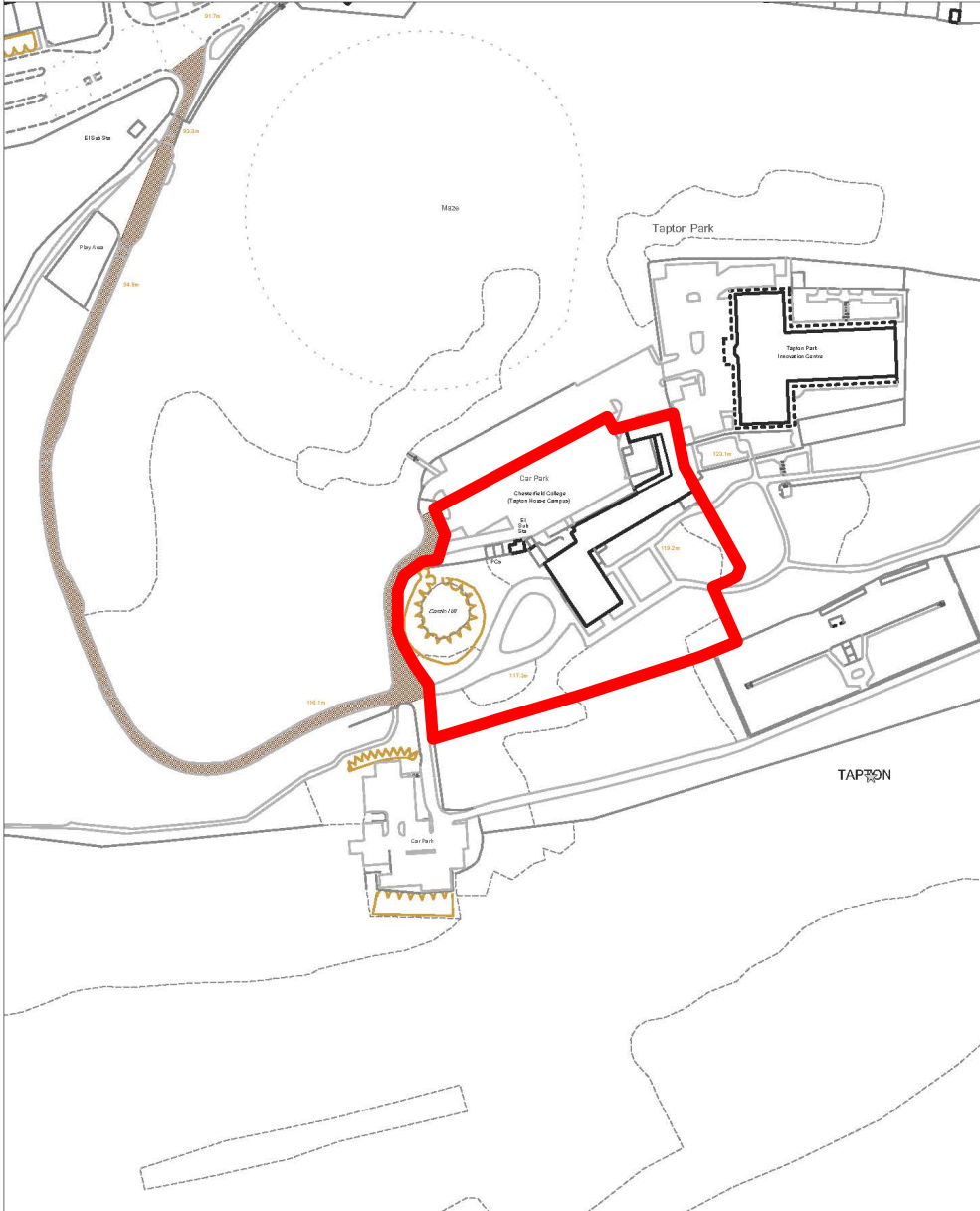
Externally, the property sits within Tapton Park, with its superb public amenity and has generous on site car parking allocation, adjacent to Tapton Innovation Centre – see proposed site plan, subject to confirmation between the parties.

# Accommodation.

We understand the property has the following net internal floor area – subject to an agreed measure.

Description	Sq M	Sq Ft
Ground Floor Main House & Rear Extension Annex	687	7,392
First Floor Main House	326	3,504
Second Floor Main House	267	2,892
<b>Total</b>	<b>1,280</b>	<b>13,788</b>

Tapton House, Tapton Park, off Brimington Rd, Chesterfield



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Scale NTS at A4  
Site Area:

Drawn by: Richard Mottram  
Dwg No.



## Terms / Availability.

The property is available for sale on a long leasehold basis for a term of 999 years at a fixed peppercorn ground rent, or to let on a new lease on commercial terms – further information available on request from the agent.

**Note:** Purchasers costs: Interested parties will be required to meet the Vendor's in house surveyors and legal costs on the transaction. On a purchase, this will amount to 3% plus VAT of the sale price. On a letting there will be a fixed cost of £1,600 plus VAT.

## Rateable Value.

The property currently has a rateable value of £67,000 – listed as college and premises as at 1 April 2017.

## Planning.

Until recently, the property has been used for education purposes and associated offices. A number of uses will be considered, subject to appropriate consents being in place.

## Other.

It is proposed that any purchases will be responsible for 10% of any future maintenance for the access drive.

Subject to Contract.

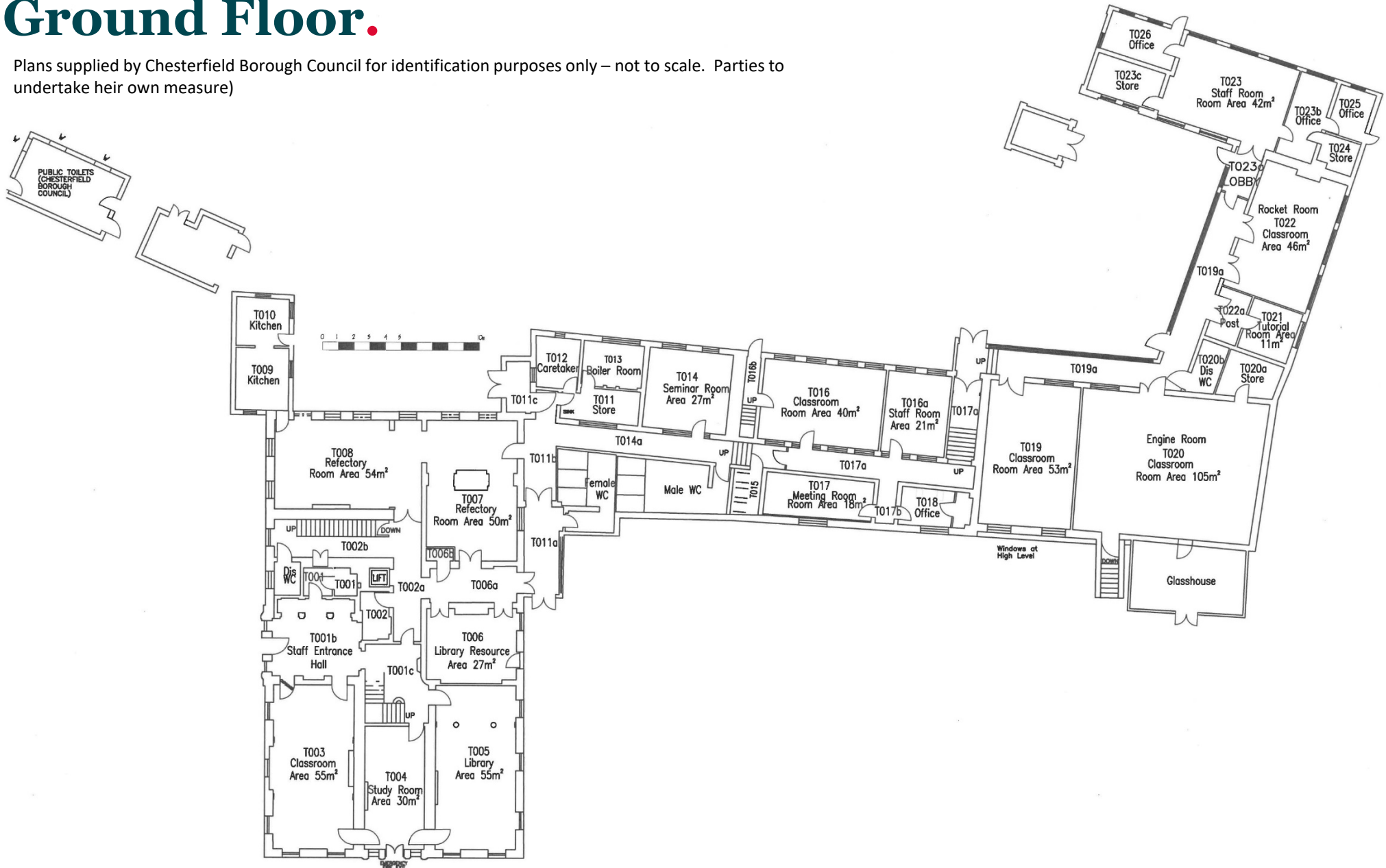


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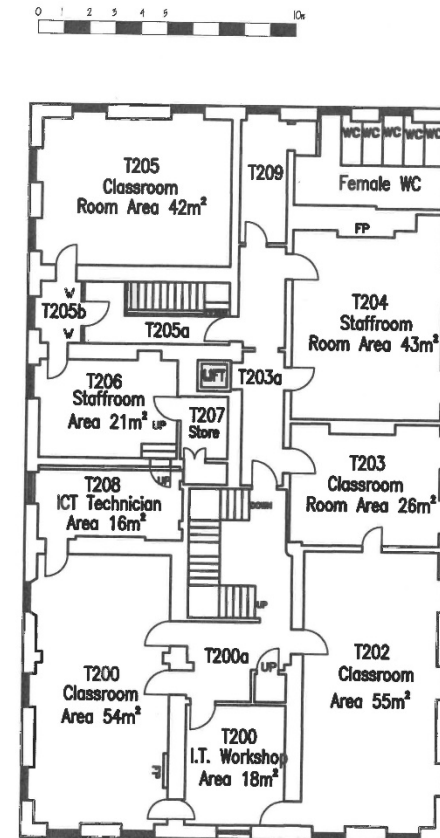
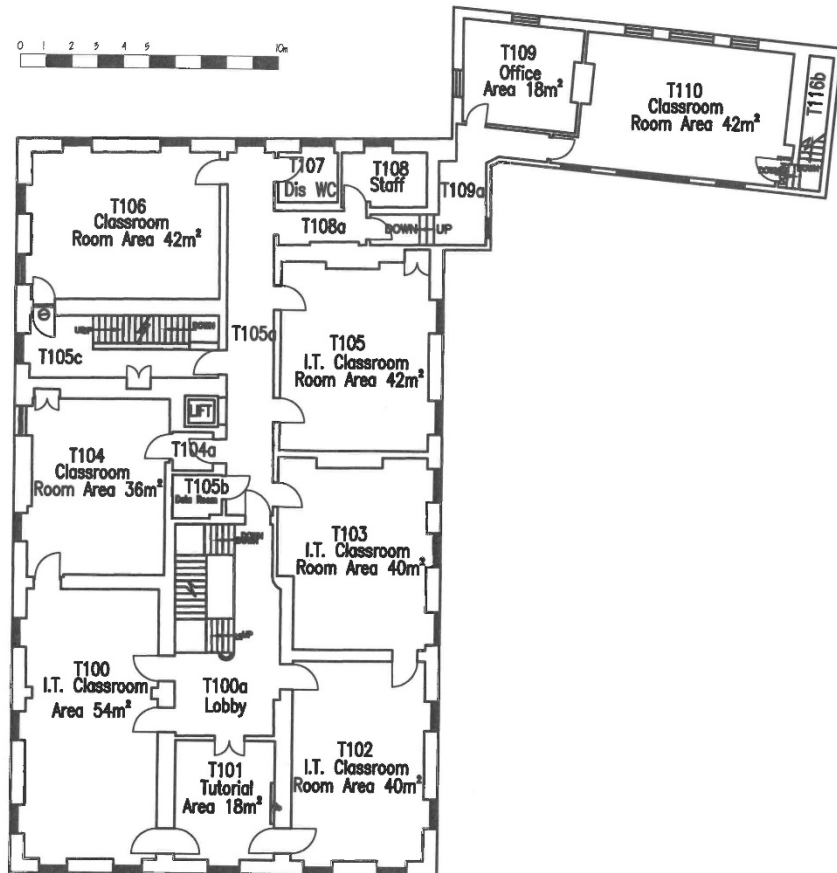
# Ground Floor.

Plans supplied by Chesterfield Borough Council for identification purposes only – not to scale. Parties to undertake their own measure)



# First & Second Floors.

Plans supplied by Chesterfield Borough Council for identification purposes only – not to scale. Parties to undertake their own measure)









# Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank.

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Particulars dated 7 September 2020. Photographs dated 3 September 2020.

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