



# Building Land

Clay Cross



**Potential Building Land  
Off Holmgate Road  
Clay Cross  
Chesterfield**

**1.43 Acres (0.58 Ha)**

**An opportunity to purchase potential development land**

**Off Holmgate Road to the west of Clay Cross**

**Offers in the region of £375,000**



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

**Description:**

The land presents an opportunity to purchase potential building land which did have planning consent for 15 dwellings granted in March 2015, but has now lapsed. The land benefits from good access directly off Holmgate Road and prospective purchasers should note that the land is included within the Housing Allocation in the Local Plan for North East Derbyshire District Council.

**Location:**

The site is located to the west of Clay Cross adjoining Holmgate and is approximately 5 miles due south of Chesterfield. Kenning Park is over the road and offers recreational facilities for all the family.



**Description:**

The site benefits from a lapsed planning consent reference 14/00220/0L dated 2nd March 2015 granted by North East Derbyshire District Council for 15 dwellings. It was subject to various conditions which will be set out within the aforementioned planning reference and prospective purchasers should consider the lapsed application together with possibility of making a revised application subject to consultation with the Council.

The site is a housing allocation in the Local Plan. Further adjoining land may be available subject to negotiation.

**Directions:**

From Chesterfield proceed on the A61 south to Clay Cross and Holmgate Road is on the right hand side in Clay Cross Village. Proceed approximately a quarter of a mile along Holmgate Road and the property will be found on the right hand side clearly identified with a Bagshaws "For Sale" board.

**Services:**

The land is sold with no mains services connected.

**Tenure and Possession:**

The land is sold freehold with vacant possession upon completion.

**Viewing:**

The land may be viewed unaccompanied within daylight hours whilst in possession of a copy of these particulars. A key for the gate is available from our offices,

**Rights of Way, Wayleaves and Easements:**

We are not aware of any rights of way that cross the property. The property is sold subject to and with the benefit of all rights of way, wayleaves, easements and other rights of way whether specifically mentioned in these details or not.

**Method of Sale:**

The land is offered for sale by private treaty.

**Vendor's Solicitors:**

John Kent Solicitors, 34 Huntingdon House  
278-290 Huntingdon Street, Nottingham  
NG1 3LY. T 0115 993 4286

**Local Authority:**

North East Derbyshire District Council, The Council House, Saltergate, Chesterfield, S40 1LF.

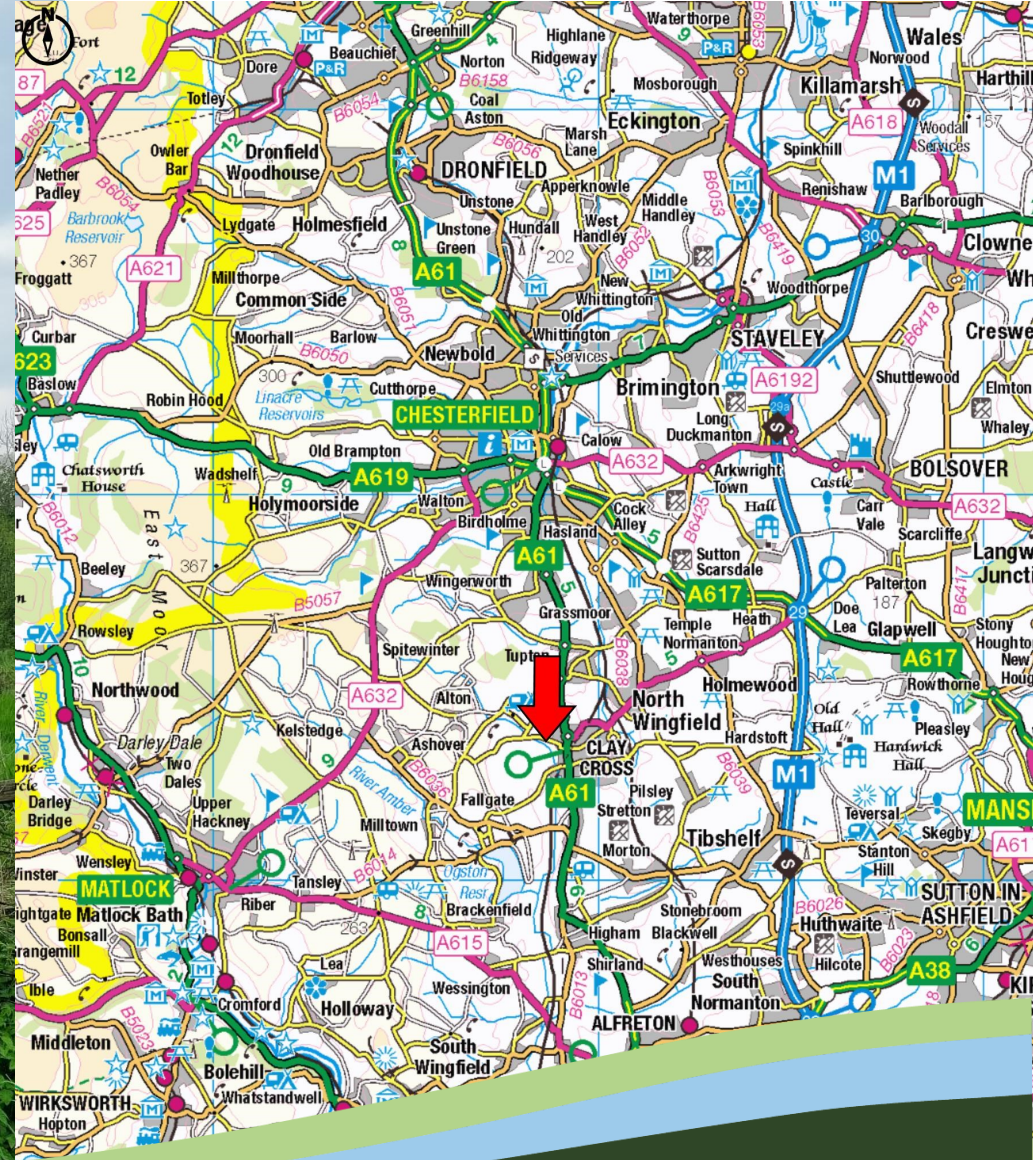
**Money Laundering Regulations 2017:**

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

**Agents Notes**

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.





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