



Plots off Birkin Lane
Wingerworth



**Plots off Birkin Lane
Wingerworth**

S42 6LL



0.47ac

A building plot situated in a semi rural location on the outskirts of the popular village of Wingerworth, benefitting from outline planning and amounting to approximately 0.47 acres.

Auction Guide Price:

£595,000



Bakewell Office - 01629 812 777



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 planning permission for 5 detached eco homes to be erected, a truly rare opportunity in the area.

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.



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 21/01258/OL on the North East Derbyshire Council Planning Site..

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:

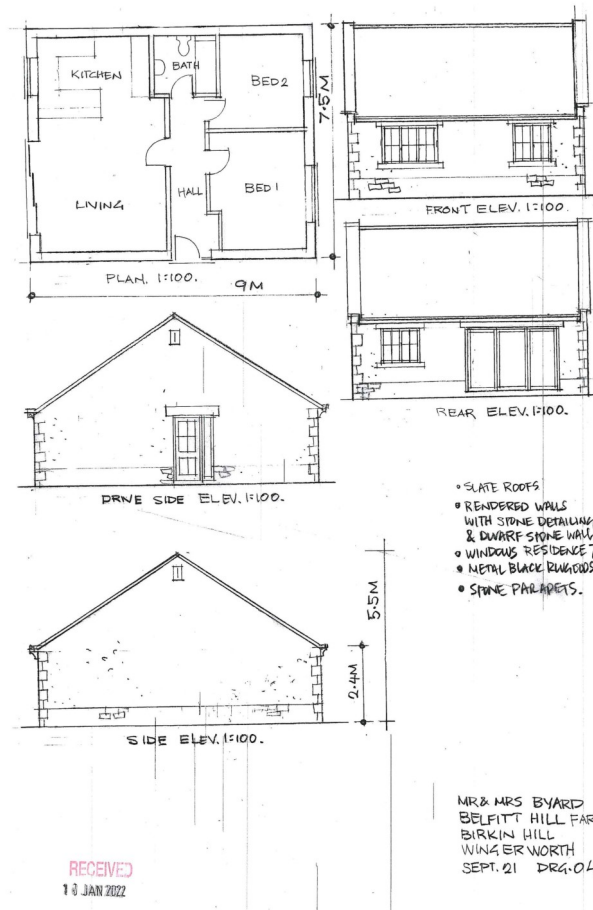
Elliott Mather, St Mary's Court Block A, St Marys Gate, Chesterfield
S41 7TD

Method of Sale:

The site is offered For Sale by Private Treaty.

Money Laundering Regulations 2017:

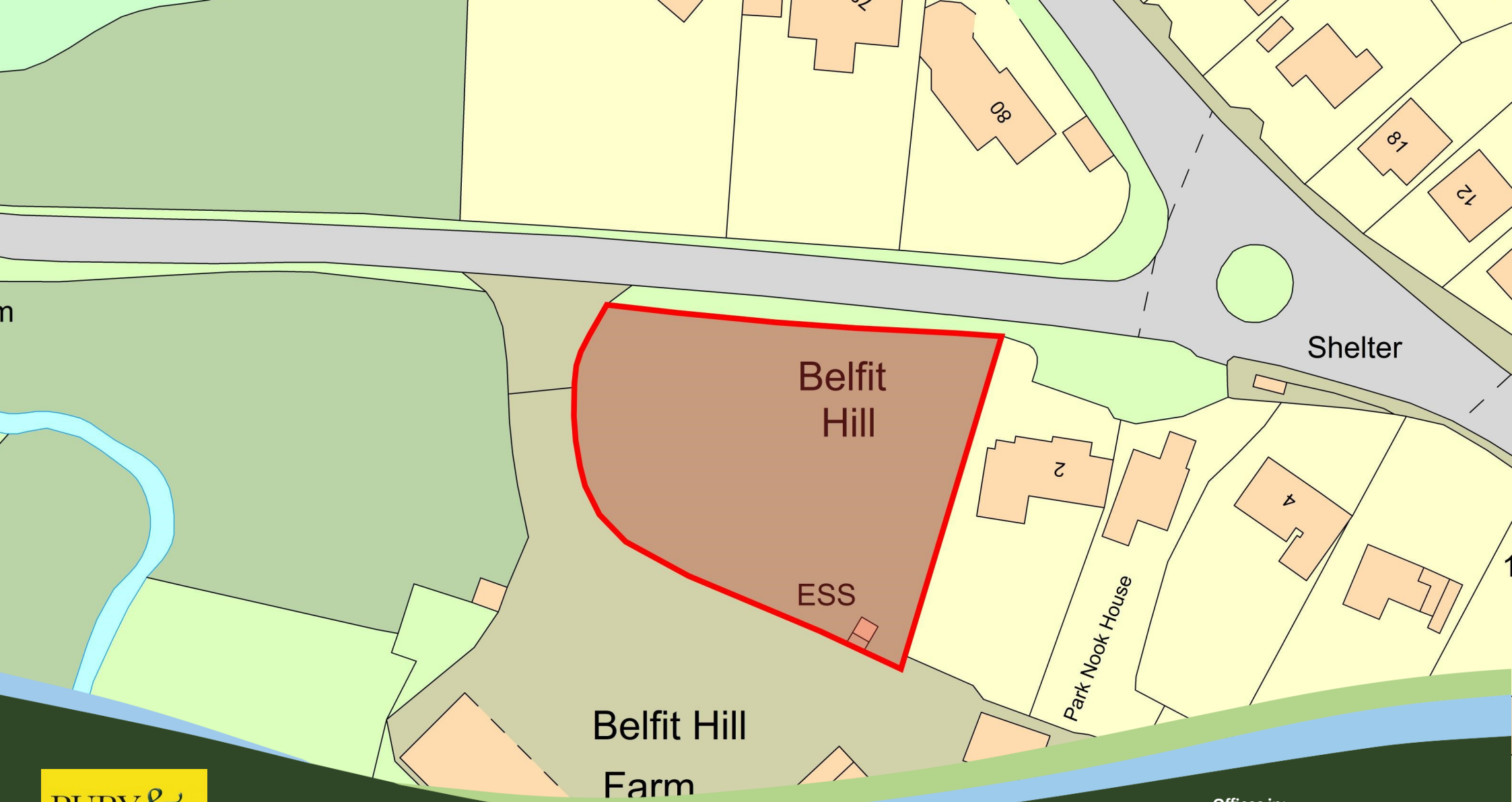
Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.



Agents 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.





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