

Building plot off Bevan Street
Shirland



Building Plot off Bevan Street

Shirland

Alfreton

DE55 6BD



0.04 ac

A rare opportunity to acquire a building plot in a residential location, with full planning permission for a two bedroom bungalow with allocated parking and a garden.

The plot benefits from good transport links and a popular village location.

Guide Price:

£55,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Description:

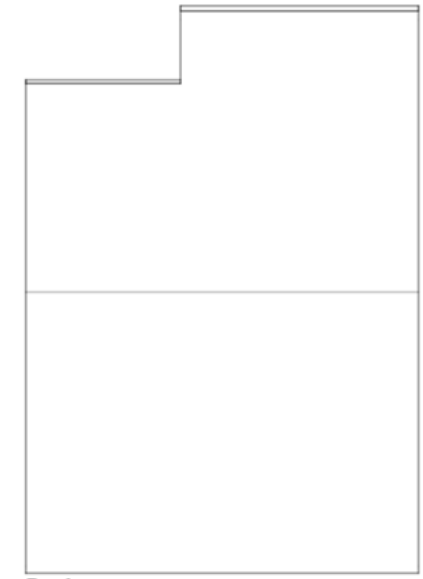
The sale of this plot offers an exciting opportunity to acquire a parcel of land in a residential location, with full planning permission for a two bedroom bungalow benefitting from allocated parking and a garden. The plot extends to approximately 0.04 acres (171.71m²), offering a good-sized plot for a small-scale developer, with the certainty of planning permission already attained.

Location:

The plot is situated in the village of Shirland, offering surrounding countryside with useful transport links to nearby towns and cities, including; Alfreton to the south (2.2 miles), Matlock to the west (7.0 miles), Chesterfield to the north (8.5 miles), and Mansfield to the east (11.2 miles). A wide range of amenities can be found within close proximity and the plot is within catchment for good schools.



Total 72m² gross internal floor area



Directions:

Head north out of Alfreton town centre on the A61 Chesterfield Road. Follow the road for approximately 1.5 miles, heading into the village of Shirland. With a row of new-build bungalows on the left hand side, turn right opposite onto Bevan Street. The access archway is located on the right hand side, in the middle of the row of terraced houses.

Services:

We believe services are within the vicinity, however interested parties should make their own enquiries.

Planning Permission:

The site has Full planning permission, granted by North East Derbyshire District Council with All Matters reserved and listed below;

Proposed 2 bedroomed bungalow with associated parking and garden (Amended Plans) granted in January 2023 (Ref; 22/00541/FL).

All copies are available upon request, or via the Local Planning Authority website.

Tenure and Possession:

The land is sold freehold, with vacant possession upon completion.

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully.

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. A right-of-way is granted to the

purchaser across the access driveway, hatched blue in the attached plan. Please note the access route is through the archway, limiting some vehicular access.

Vendor's Solicitors:

Cleaver Thompson
5 & 7 King Street
Alfreton
Derbyshire DE55 7AE

Local Authority:

North East Derbyshire District Council, 2013 Mill Lane, Wingerworth, Chesterfield, Derbyshire, S42 6NG

Method of Sale:

This property is to be sold by private treaty.

Agents Notes:

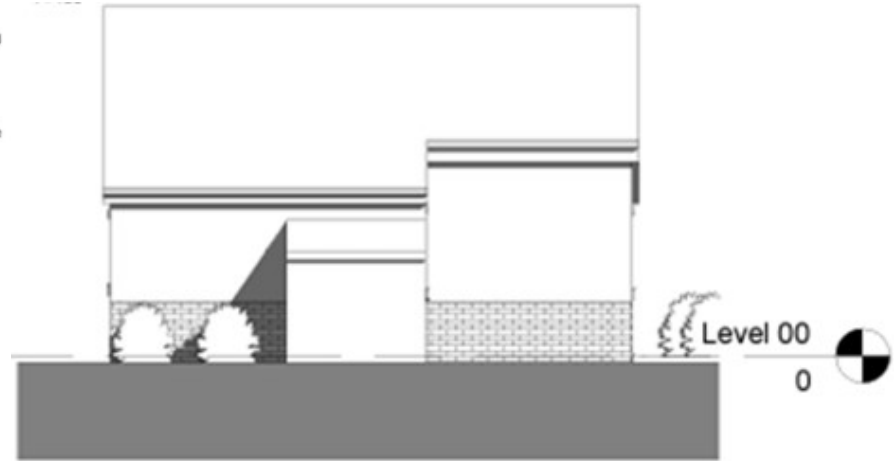
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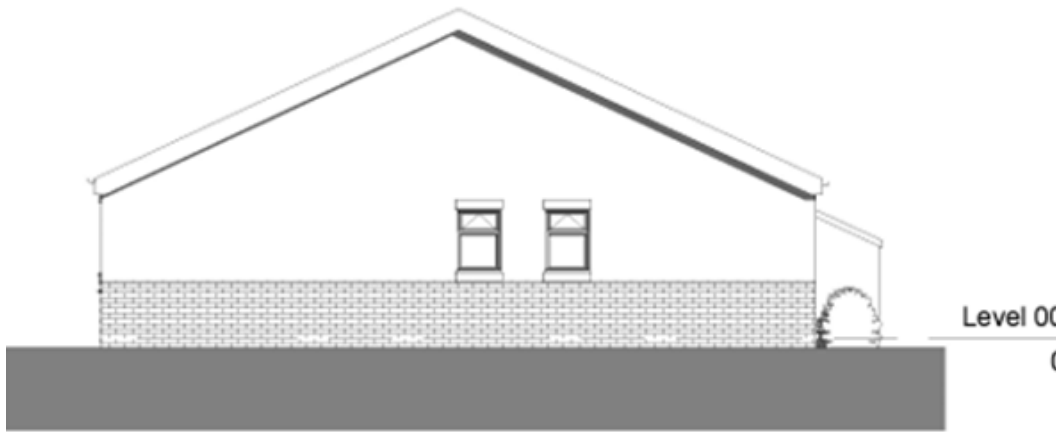
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SW Elevation



NW Elevation



NE Elevation



SE Elevation



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