



Development Site off
Vernon Lane, Kelstedge, Ashover



Development Site off Vernon Lane

Kelstedge

Ashover

Chesterfield

A rare opportunity to acquire a substantial plot within the Ashover Parish with far reaching views over the valley, presenting huge development potential for two or three detached dwellings having received positive pre-planning advice. The site currently comprises a substantial derelict dwelling set within 0.92 acres. The property lends itself to small-scale developers wishing to build in an accessible and highly desirable location.

For Sale By Private Treaty

Guide Price: £975,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

Kelstedge and the surrounding area of Ashover Parish, is a sought-after location, having a good road network across the region to many nearby towns, whilst being close to the Peak District National Park. The site is located along the desirable Vernon Lane which is a no through road leading straight onto country footpaths. The site has easy access to a range of amenities in local towns and villages including; Ashover (1.2 miles), Matlock (3.1 miles), Chesterfield (6.8 miles), and Bakewell (10.6 miles). The cities of Sheffield, Derby, and Nottingham are each within a 25 mile commute.

Directions:

From Matlock town centre head northeast along the A632, follow the road for approx. 3.0 miles moving down and then climbing back up the hill into the hamlet of Kelstedge. At the crossroads, turn left onto Vernon Lane. The property can be found approx. 150 yards down on the left hand side. What3words: ///stated. Learn.spicy



The Site:

The site offers a sizeable plot extending to approximately to 0.92 acres (0.37 ha), currently comprising a derelict dwelling, a covered swimming pool, driveway and extensive gardens.. The layout and size of the plot offers scope to parcel the site for two or three detached dwellings all benefitting from far reaching views across the valley and surrounding countryside. The site also benefits from a large road frontage which will enable a second entrance off the road to be created as per the proposed plan, all subject to the necessary planning consents.

Pre-planning Advice:

The site benefits from recent, positive pre-planning application advice indicating the likely agreement to the demolition of the current dwelling and erecting two new detached dwellings and verbal indication was given that three detached properties would be acceptable. The proposed dwellings would be four/five bedroom spacious detached properties set in large plots. Although planning permission has not yet been obtained, the pre-application advice documents and draft plans are available on request. Development site opportunities rarely become available within the vicinity, especially with such rural and pleasant outlooks.

Existing Dwelling:

The site currently comprises a derelict stone-built five bedroom dwelling with a detached pool house, which is all in need of full renovation and modernisation should a buyer wish to retain the house. The draft plan proposed for the existing dwelling and pool house to be demolished.

Restrictive Covenant:

The site will be subject to a restrictive covenant limiting the site to the development of detached dwellings only, with a maximum of three.

Services:

The property is connected to all mains services.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Viewing:

Strictly by appointment through the Bakewell Office of Bagshaws as sole agents on 01629 812777 or email: Bakewell@bagshaws.com.

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.

Method of Sale:

The property is offered for sale by private treaty.

Vendor's Solicitors:

TBC

Local Authority:

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

Existing Dwelling

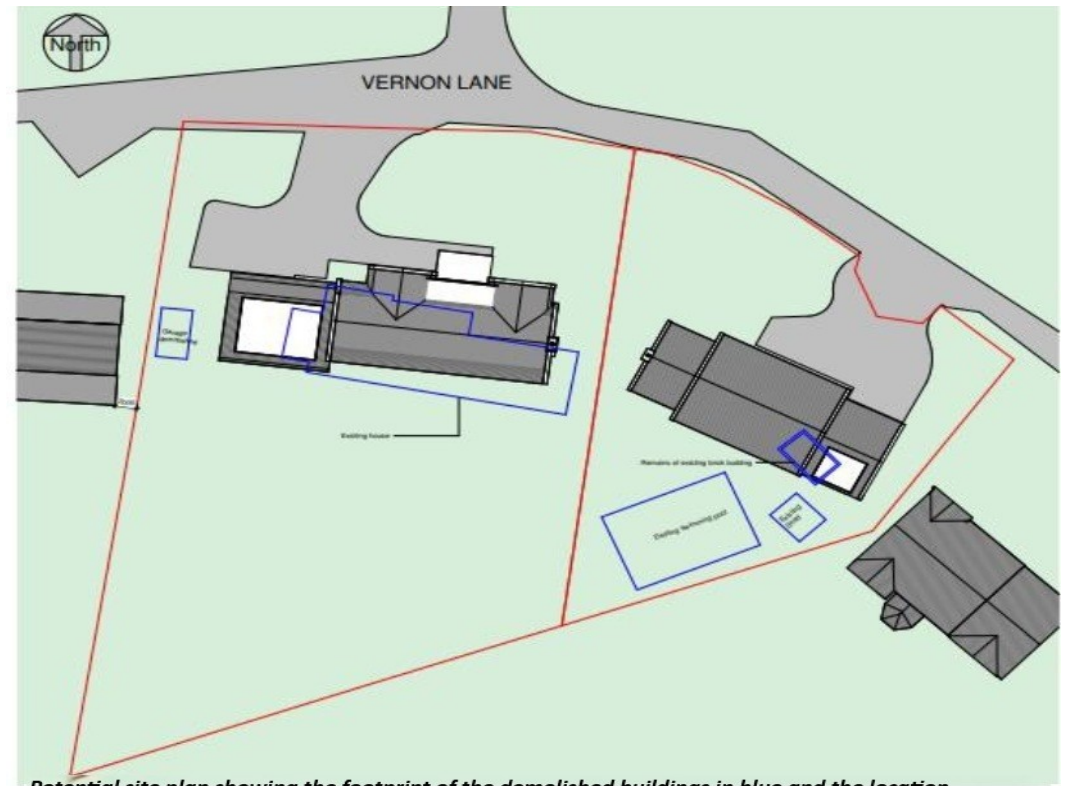
Council Tax Band – H

EPC Rating – E

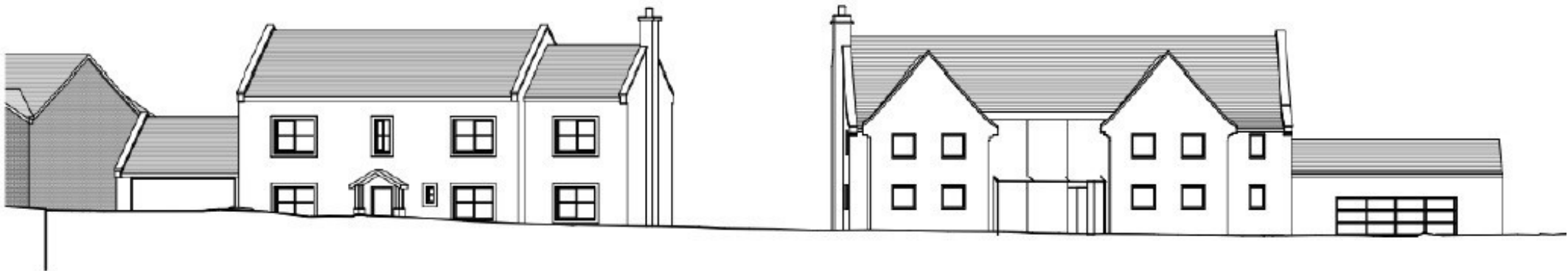
Agents Notes

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.





Potential site plan showing the footprint of the demolished buildings in blue and the location of the potential new dwellings, if only two were built.



Sketched elevations of the potential new dwellings, if only two were built



0m 15m 30m 45m



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