

Medical Cent

katepark

# Development Site off Chesterfield Road

## North Wingfield, Chesterfield



**Development Site at 36 Chesterfield Road  
North Wingfield  
Chesterfield**



**0.61ac**

**An attractive opportunity to acquire a residential development site in a sought after area of Chesterfield with outline planning for nine residential dwellings.**

**For Sale by Public Auction at 3.00pm on Monday 21<sup>st</sup> July 2025 at the Agricultural Business Centre, Bakewell, Derbyshire DE45 1AH**

**Auction Guide Price:**

**£400,000**



**Bakewell Office - 01629 812 777**



**Bakewell@bagshaws.com**

**Description:**

This development site offers an attractive opportunity for a developer or builder, with outline planning permission for the erection of 9 residential dwellings in a sought after residential area. The site measures 0.61 acres as delineated red on the plan and affords off road parking and outside space to the planned dwellings, please consult the approved permissions for further details:

**Ref: 23/00510/OL**

**Location:**

Located in an attractive, residential area in the much desired village of North Wingfield, the site offers a commutable distance to Chesterfield (5.6 miles) Sheffield (18.6 miles) whilst being nearby to open Derbyshire Countryside. Major road and rail links are also nearby with the M1, A61 and Chesterfield Rail Station.





Directions:

From Chesterfield use the A61 to travel southbound, before reaching Clay Cross take the first exit at the roundabout to join Farnsworth Drive, continue on this road to the T-junction with the A6175, take a left and continue on for approximately 1500m before taking a left onto The Green, follow on where the site will lie on the left hand side after approximately 300m as indicated by our For Sale board.

Services:

We understand there are services connected to the site existing building, though a purchaser should undergo their own due diligence to confirm.

Tenure and Possession:

This property is sold freehold.

Viewing:

Viewings are to be arranged with the selling agent, Bagshaws Bakewell  
T: 01629 812 777  
E: Bakewell@Bagshaws.com

Rights of Way, Wayleaves and Easements:

There are no public rights of way over the property.

Method of Sale:

This property is to be sold by Auction on Monday the 21st July 2025 at 3pm at The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire DE45 1AH.

Vendor's Solicitors:

Glenn McClenaghan, Lovedays Solicitors, Matlock.

Local Authority:

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

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.

Deposits & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. of VAT), payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

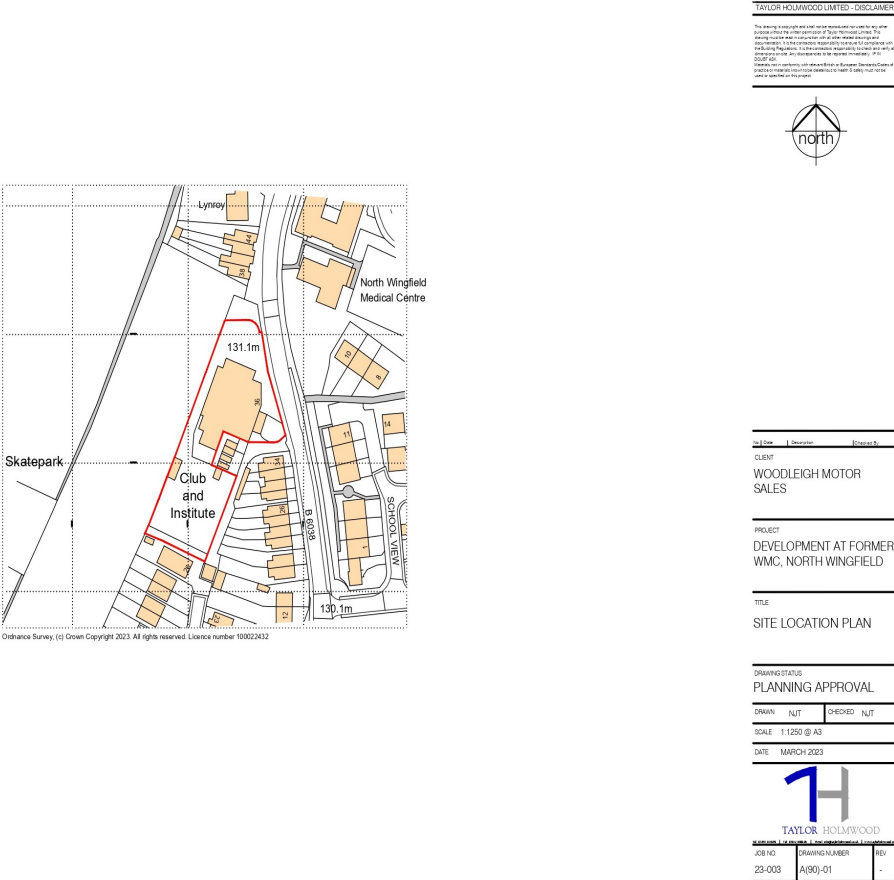
Conditions of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the

Guide Price and the Reserve Price can be subject to change up to and including the day of 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. Please note the red outline on photos is indicative and should not be relied upon.





**Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH**

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