



Building plot off Spital Lane
Chesterfield



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Chesterfield

Derbyshire

S41 0HS



0.25 ac

A fantastic opportunity to acquire a good-sized building plot in a residential location, with outline planning permission for up to two detached dwellings. The plot extends to approximately 0.25 acres, benefitting from good transport links on the outskirts of Chesterfield.

For sale by Private Treaty

Guide Price: £175,000



Bakewell Office - 01629 812777



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Description:

The sale of this plot offers an exciting opportunity to acquire a parcel of land in a residential location, with outline planning permission for up to two detached dwellings with pleasant outlooks. The plot extends to approximately 0.25 acres (1012m²), offering a good-sized plot for those wishing to self/custom build and/or a small-scale developer, with the certainty of planning permission already attained.

Location:

The plot is situated on the edge of Chesterfield, to the southeast of the town centre, where a wide range of amenities and useful transport links can be found. Further nearby town and cities include; Bolsover to the east (7.1 miles), Dronfield to the north (9.5 miles), Matlock to the southwest (9.9 miles), and Mansfield to the southeast (12.1 miles). The property also boasts great commutability to the M1 motorway, and access to rural areas with the Peak District National Park being nearby.



Directions:

From 'Lordsmill Roundabout' in Chesterfield head northwest onto Hollis Lane A632, signposted for Bolsover. Continue straight for approx. 0.2 miles, before turning right at the traffic lights onto Spital Lane and follow the lane for approx. 0.5 miles. Bear left in front of the 'Co Op' continuing onto Spital Lane. The plots can be found approx. 0.75 miles down Spital Lane on the right hand side.

What3Words//table. Wiping.puns

Services:

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

Planning Permission:

The site has outline planning permission, granted by Chesterfield Borough Council with All Matters reserved and listed below;

Outline application for up to two dwellings. Conditional permission granted in September 2025 (Ref; CHE/24/00155/OUT).

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.

Method of Sale:

This property is to be sold by private treaty.

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.

Vendor's Solicitors:

TBC

Local Authority:

Chesterfield Borough Council, Town Hall, Rose Hill, Chesterfield, Derbyshire S40 1LP

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.

LAYOUT

New Revised Layout with Access moved away from the Tree

P = Parking





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