



# **6.92 ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY THE AVENUE, CHESTERFIELD S42 6FY**



Red line for indicative purposes only

- **Vacant greenfield site extending to circa 6.92 acres (2.8 hectares)**
- **Existing Outline Consent for a variety of employment or amenity uses.**
- **2 miles south of Chesterfield, adjacent to new Country Park**





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REAL ESTATE**



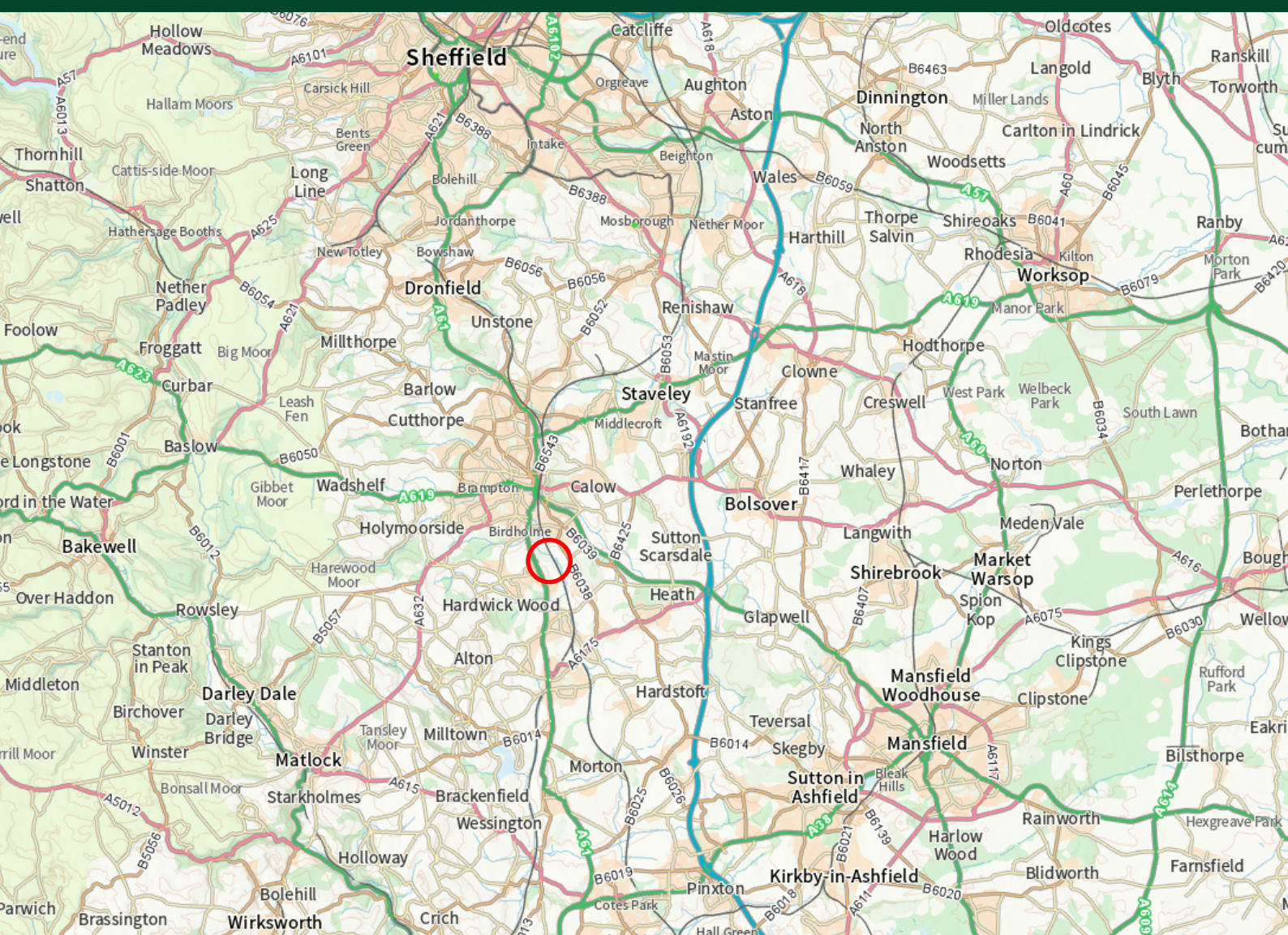
**Homes England**

## Location

The Avenue is a major regeneration scheme, south of Chesterfield and immediately east of the village of Wingerworth in North East Derbyshire. Wingerworth has a population of circa 6,500 and offers amenities including local shops, a Medical Centre, Post Office and Library.

The Avenue is located circa 2 miles south of Chesterfield, with Sheffield, Mansfield, Nottingham and Derby all within commuting distance. The Peak District National Park is a 15 minute drive to the west.

Chesterfield Train Station is located 2 miles to the north of the scheme, providing regular services to Sheffield, Nottingham, Leeds, Bristol, Newcastle and London St Pancras International (circa 2 hours). Bus stops on Derby Road provide regular services to Chesterfield and Derby. Junction 29 of the M1 motorway is under 4 miles away to the east.



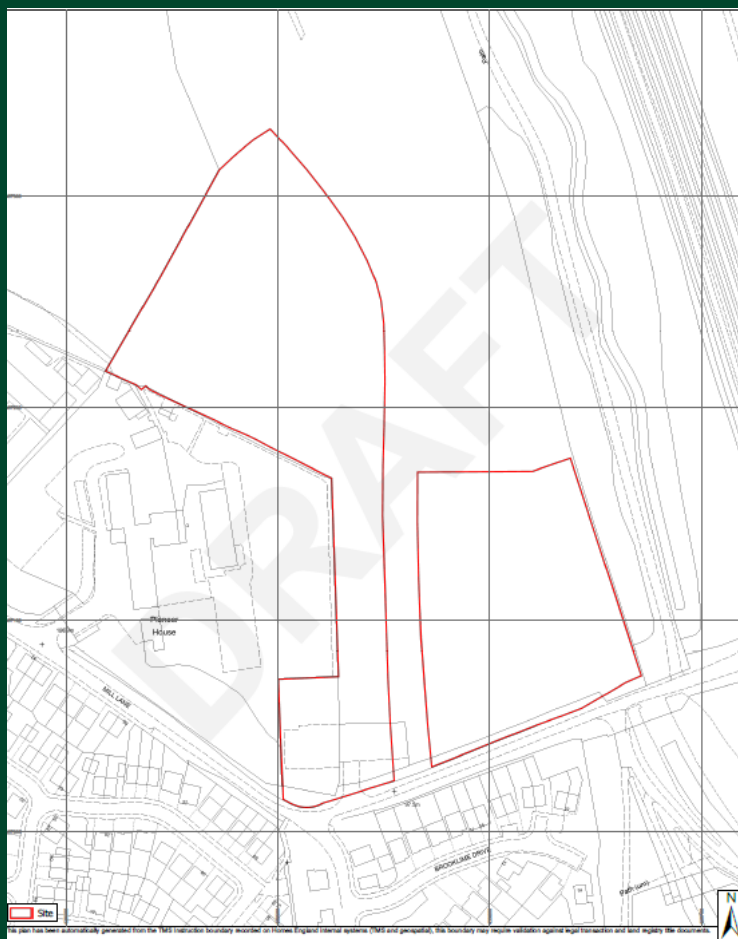
Location Plan

## The Site

The site is the last element of the development platform created during the remediation process. It lies immediately south of the first residential phase of the Avenue, being developed out by Tilia Homes for 252 units ([https://www.tiliahomes.co.uk/wingerworth\\_the-avenue-14298](https://www.tiliahomes.co.uk/wingerworth_the-avenue-14298)). To the east of the Tilia phase a new Primary school is being brought forward, as well as a further 20 units by Mallard Homes. The Avenue Country Park is to the north and east of the site and the River Rother runs to the east also.

The subject land itself is split into two parcels extending to a total of 2.8 hectares (6.92 acres) and earmarked for employment land use with outline planning consent in place. The land is remediated and a level development platform. A full suite of remediation data will be included.

The site will be accessed from the north (Hornbeam Way) through the planned residential development with emergency and pedestrian access only from the south (Mill Lane). The estate roads within the overall scheme, including that which will provide access to the commercial land, will be constructed by the preferred housing developer for the remaining residential phase.



Red line plan showing two parcels of commercial land



Masterplan showing commercial land and future residential development





**Site Photos**



## Development Considerations

The Avenue scheme sits within the jurisdiction of North East Derbyshire District Council and has an outline planning permission (ref 16/00525/OL) for a mixed-use development comprising 13.4 ha of residential use providing 489 dwellings, 2.8 ha of commercial land for employment use, 1.8 ha of land for provision of a primary school, 0.4 ha of land for other community use and formal and informal play and recreation space. The planning permission was approved on 19 September 2017 (as a S.73 amendment to 13/00386/OL).

Development considerations to note include the following;

- The site is allocated within the Local Plan for mixed use development.
- The Avenue Area Strategic Framework October 2013 sets out the place-making vision and strategic objectives for the Avenue area.
- Reserved Matters required to be submitted by 6 February 2024.

## Further Information

Detailed technical and legal packs are available but please contact BNP PRE if you have a specific query at this stage.

## Viewings

On site viewings are strictly by arrangement only. The site can be viewed from Mill Lane and the Country Park to the east.

Please contact the seller's sole agent, BNP Paribas Real Estate, to arrange an inspection or for additional information.

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