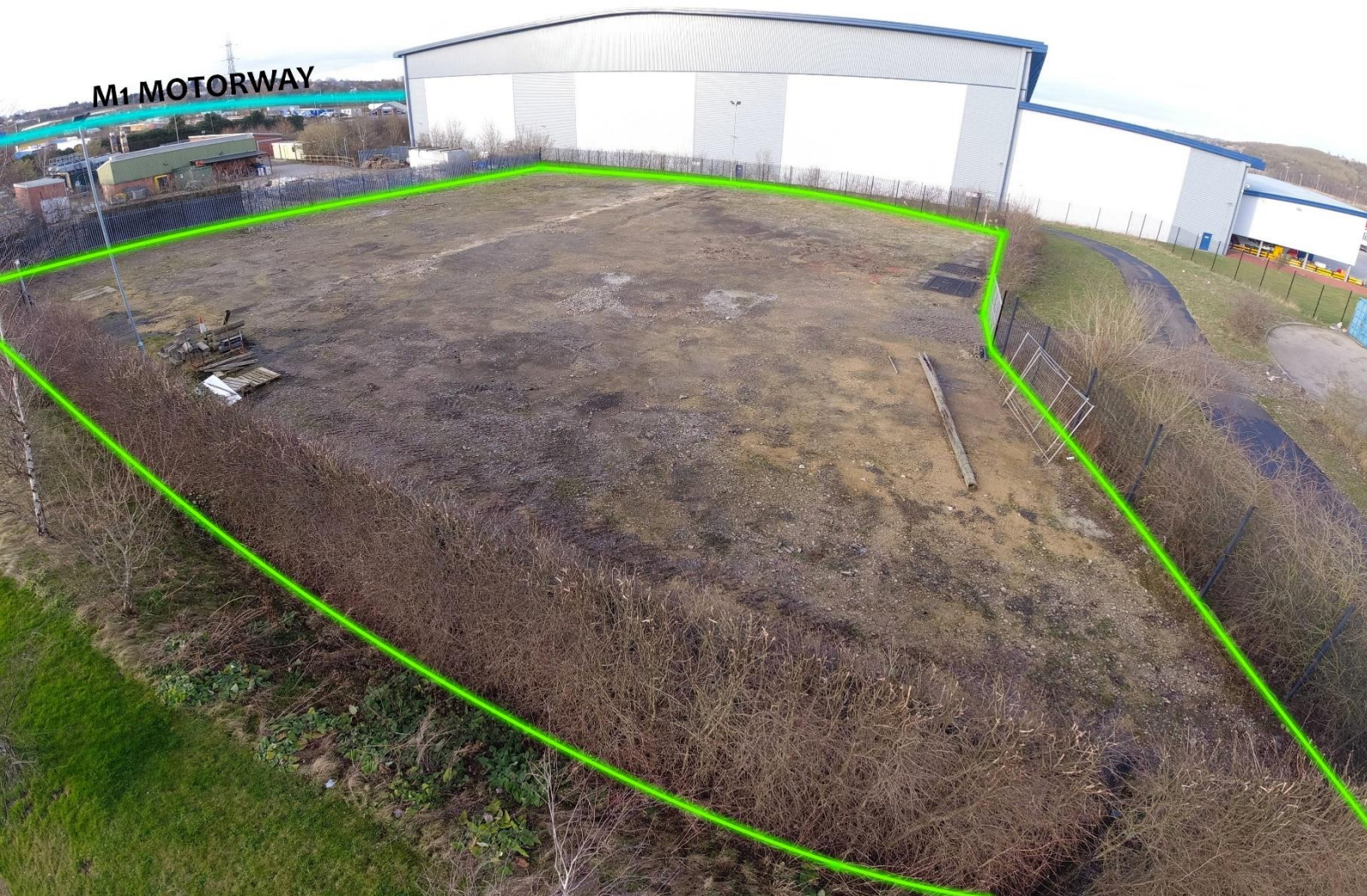




**Renshaw  
Chartered  
Surveyors**

**FOR SALE**



## LAND

**Price £350,000**

Land off Markham Lane

Chesterfield – S44 5HY

Close to J29A of the M1 Motorway

- 3,100 sq m (0.31 Ha) (0.766 Acres)
- FREEHOLD – Development land
- For development to provide employment uses
- Popular location situated in the heart of the Markham Vale development
- For Sale on behalf of Derbyshire County Council
- No motor trade, outdoor storage, waste/material recycling or transport yards

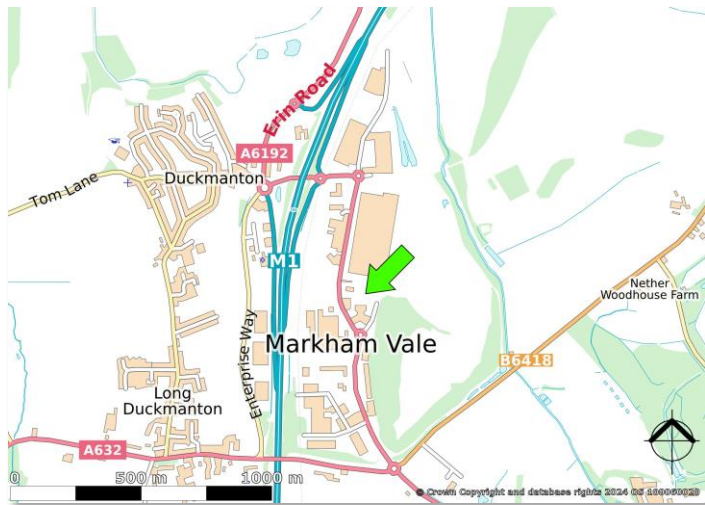
## LOCATION

Markham Vale is a 200 acre prime industrial, distribution and commercial park strategically located at the heart of the UK's motorway network, between Sheffield and Nottingham.

The park has immediate access to the M1 motorway via a dedicated junction at 29A, making it one of the UK's premier logistics locations.

The development plot next to the Environment Centre offers an excellent self-build opportunity for a company wanting to be based at Markham Vale.

Access is just off Markham Lane and the plot sits between the Environment centre and Great Bear Distribution.



## DESCRIPTION

The land provides a cleared site of 3,100 sq m that is fenced and hedged.

The land benefits from access from an access road leading from Markham Lane. The final short section of entrance road will need completing as part of the development.

9 soil sample pits have been dug with the results available by way of separate download. Please see our website.

## PRICE/TENURE

The property is for sale on instructions from Derbyshire County Council (DCC) and is available freehold at a price of **£350,000**. Plus the councils disposal costs.

## PURCHASER/DEVELOPMENT REQUIREMENTS

We are seeking offers for the land from interested parties who can meet DCC's requirements for a high quality designed building that matches their Design Framework requirements, that can be built and occupied within an agreed timescale and that provides a good number of high quality employment opportunities.

DCC reserve the right to review building and plot designs and layout drawings before they are submitted for planning approval and before construction starts.

## ACCOMMODATION

DESCRIPTION	(sq.m)	(acres)
Development Land	3,100	0.766
<b>Total</b>	<b>3,100</b>	<b>0.766</b>

## SERVICES

Please see service plan available to download separately on our website.

## VAT and COSTS

The purchaser will be required to pay the councils disposal costs based on 3% of the sale price subject to a minimum of £6,000 plus VAT.

VAT is NOT payable on the purchase price.

## MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

## VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact the sole agents

### Renshaw Chartered Surveyors

Surveyor: **Philip Dorman**

Tel: 01246 886 416

Email: [philip@rensurveyors.co.uk](mailto:philip@rensurveyors.co.uk)



[philip@rensurveyors.co.uk](mailto:philip@rensurveyors.co.uk)

[rensurveyors.co.uk](http://rensurveyors.co.uk)

Chesterfield 01246 886416

Sheffield 01142 992518

Bakewell 01629 888268

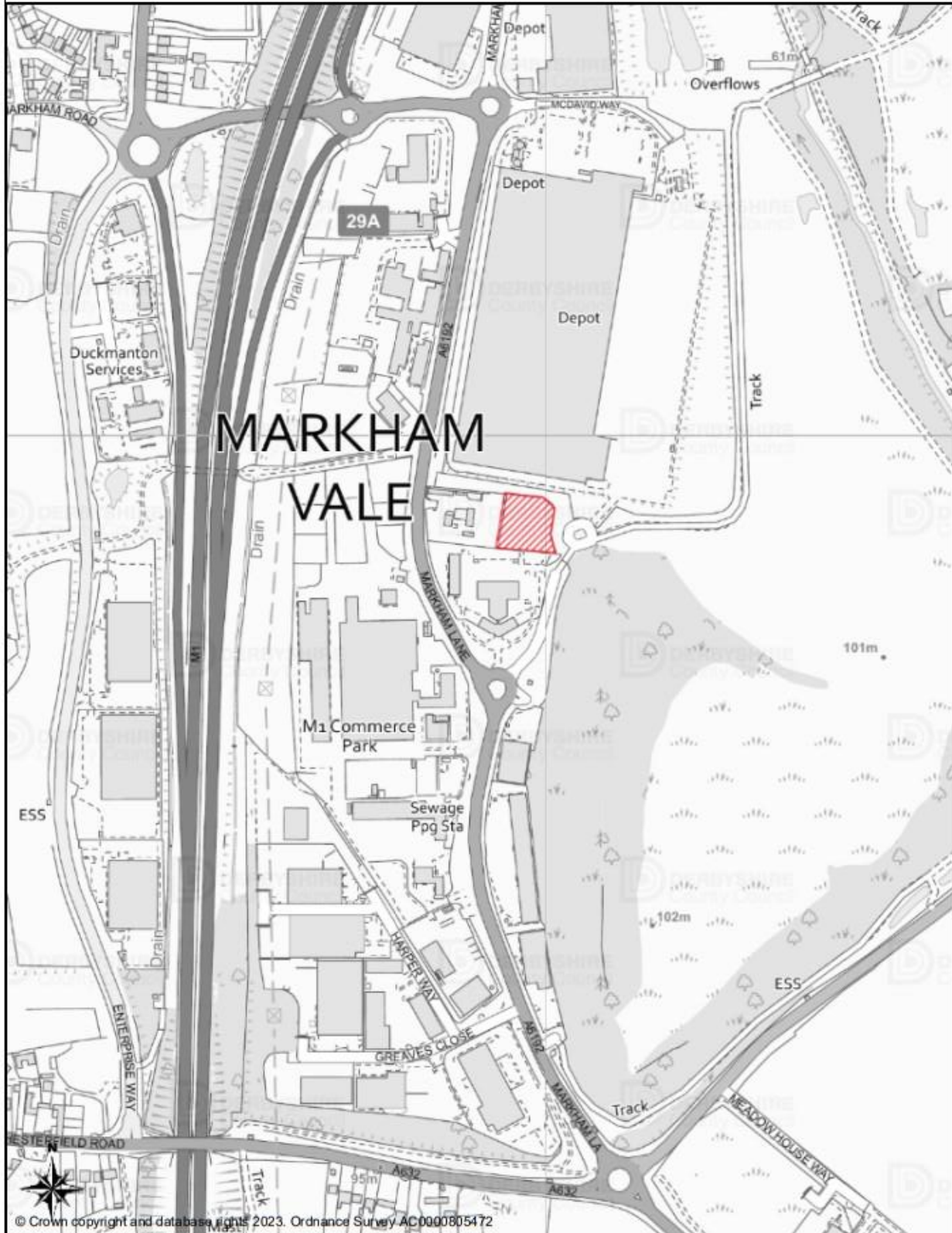
Unit 7,

Dunston Innovation Centre,

Dunston Lane,

Chesterfield S41 8NG

Markham Vale - Plot



© Crown copyright and database rights 2023. Ordnance Survey AC0000805472



100 m

20-Dec-2023

Scale = 1:5000



[philip@rensurveyors.co.uk](mailto:philip@rensurveyors.co.uk)

[rensurveyors.co.uk](http://rensurveyors.co.uk)

Chesterfield 01246 886416

Sheffield 01142 992518

Bakewell 01629 888268

Unit 7,

Dunston Innovation Centre,

Dunston Lane,

Chesterfield S41 8NG



The site is situated between the Markham Vale Environment Centre and Great Bear Distribution Limited Markham Vale 1

**DISCLAIMER** – March 2024

These particulars are believed to be correct, however, their accuracy is not guaranteed, and you should make your own enquiries to verify the information herein. They do not form any part of any contract.



philip@rensurveyors.co.uk

rensurveyors.co.uk

Chesterfield 01246 886416

Sheffield 01142 992518

Bakewell 01629 888268

Unit 7,

Dunston Innovation Centre,

Dunston Lane,

Chesterfield S41 8NG