



Sanderson  
Weatherall

# FOR SALE Freehold

- Highly prominent caravan and motorhome dealership
- 1,313.88 Sq M (14,141 Sq ft)
- 0.96 hectares (2.37 acres)
- On behalf of the Administrators of Robinsons Caravans Ltd

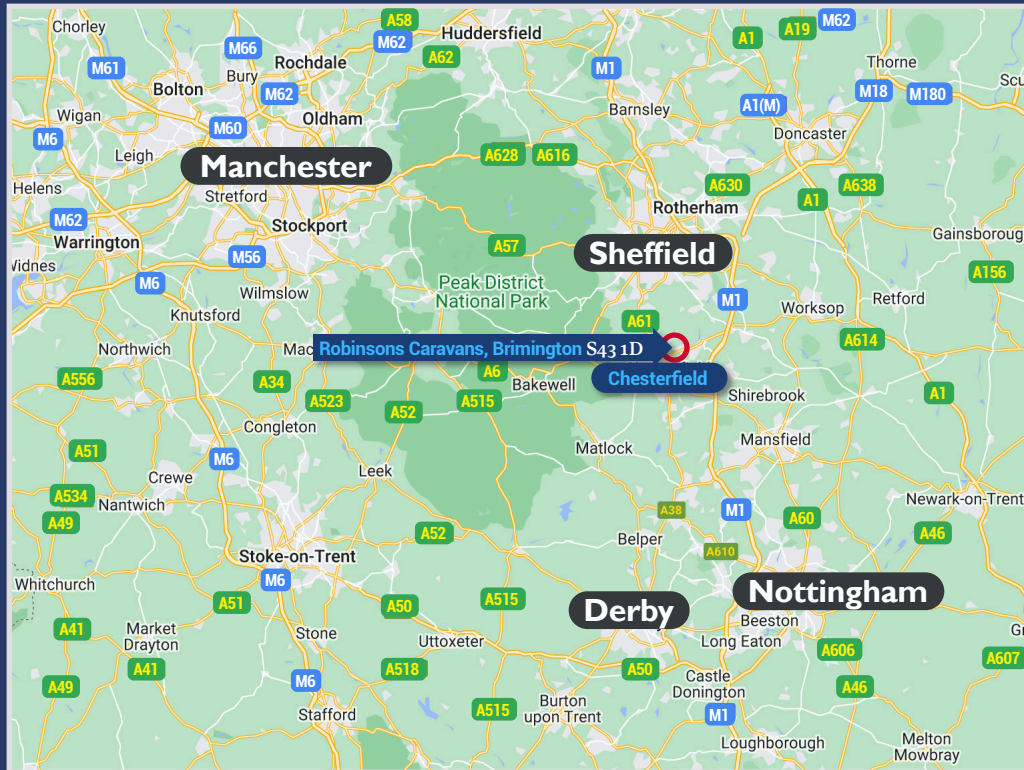


Robinsons Caravans, **Ringwood Road**, Brimington, **Chesterfield**, S43 1DG



sw.co.uk

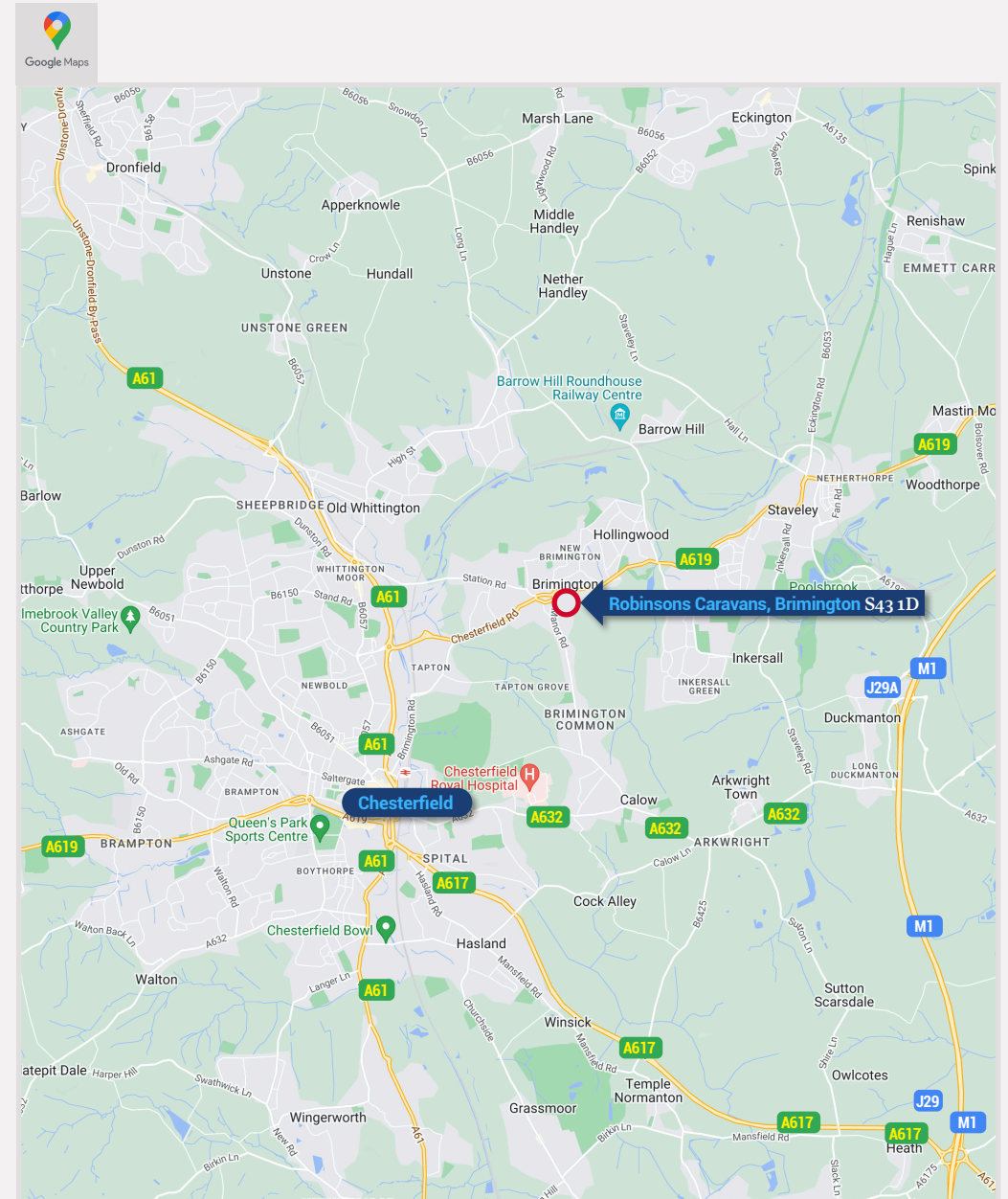
# Location



The property is located in Brimington, a suburb of Chesterfield and is situated on the A619, approximately 3 miles north-east of Chesterfield town centre. Chesterfield is the second largest town in Derbyshire, it is approximately 24 miles north of Derby and 11 miles south of Sheffield.

The property occupies a highly prominent location on the southern side of the A619, which connects Brimington with Chesterfield and the A61 to the west with Staveley and Junctions 29A and 30 of the M1 at Duckmanton and Barlborough to the east.

The property occupies a prominent corner location with an extensive frontage to the A619 and offers opportunities for a wide spectrum of roadside uses subject to planning.



# Description

The site is used for the retailing of caravans / motorhomes and associated products and comprises a showroom, workshop, two former residential dwellings used as offices and extensive hardstanding areas for the display of caravans.

## Showroom

The main building comprises a retailing and showroom area for the sale of awnings and accessories for caravans, two storey offices, WC, stores, kitchen and a customer waiting area.

The building has fully glazed showroom windows with security bars. Heating is via central heating radiators and lighting via surface mounted strip tubes, CCTV is provided.

## Workshop

This building comprises a main workshop building, a paint shop, reception/admin area, and staff facilities. The building is of brick construction with a concrete floor and an eaves height of 4.31 metres. It is of portal frame construction with external elevations incorporating high level windows. Vehicle access is via a roller shutter door. Heating is via overhead Ambi-Rad heaters and lighting via suspended strip lights, additional natural light is provided by translucent roof light panels.

## 2 Ringwood Road

A two storey former detached dwelling, used as offices. The property is of brick and slate construction with suspended timber floors and timber framed fenestration.

## 10 Ringwood Road

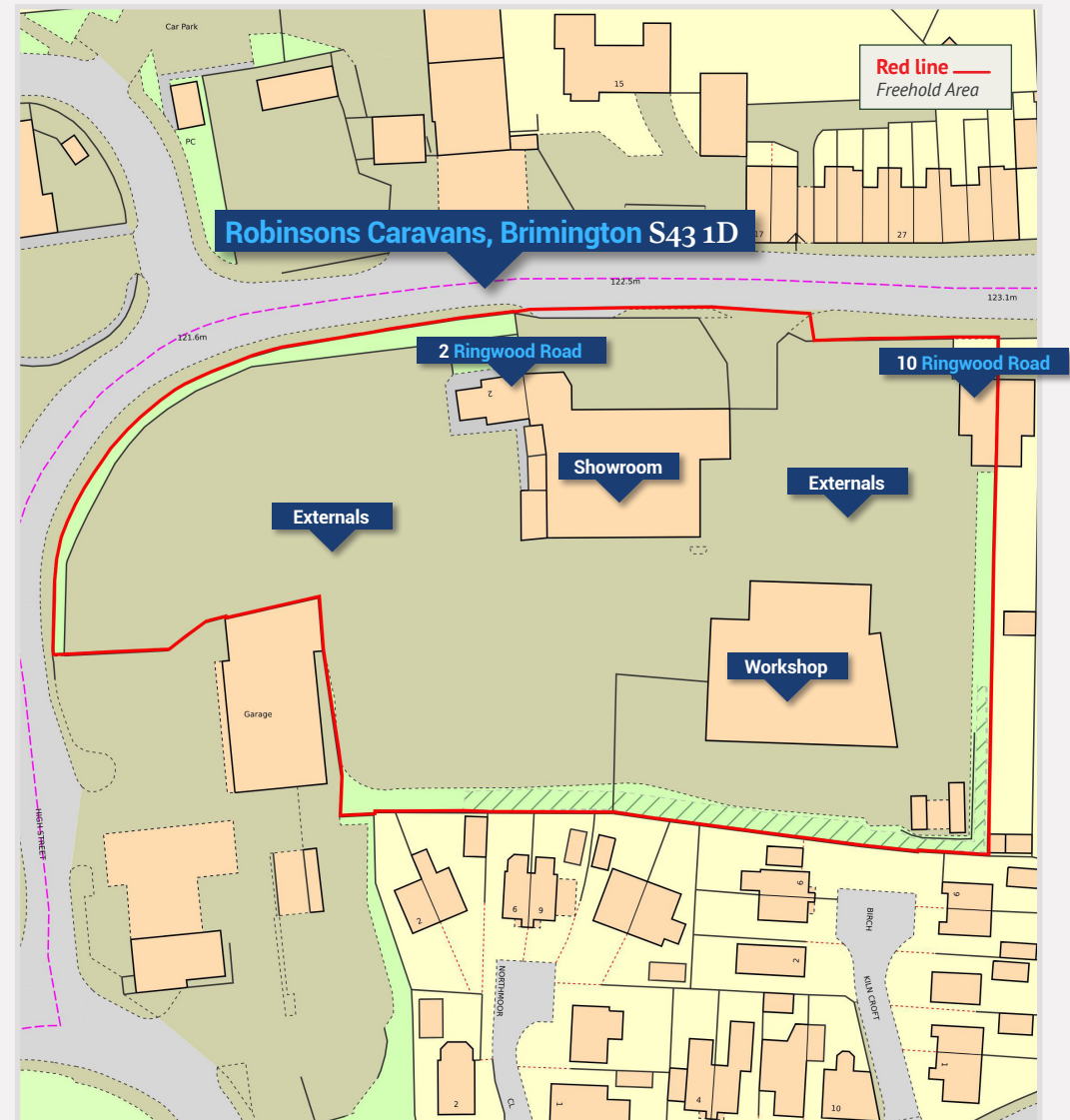
A former end of terrace dwelling, which has been converted to offices. The building is constructed of solid brick elevations under a pitched roof with a slate covering. The external elevations incorporate UPVC double glazed windows.

## Externals

There are extensive areas of tarmac hardstanding for the display and sale of caravans and the site is enclosed within a secure perimeter fence incorporating a gated access. There is forecourt car parking for staff in front of the showroom and for visitors adjacent to the offices at 10 Ringwood Road. It would be possible to display between 175 to 200 caravans on site

# Site

created on  
edozo



Red line —  
Freehold Area

# Aerial view



## Accommodation

	SQ M	SQ FT
Showroom	521.56	5,613
Workshop	605.18	6,514
2 Ringwood Road	94.85	1,021
10 Ringwood Road	92.29	993
<b>TOTAL</b>	<b>1,313.88</b>	<b>14,141</b>

## Services

We understand the property has access to all mains services. All fixtures, fittings, services and the suchlike remain untested by the agents and as such no warranty as to their condition or suitability can be provided.

## VAT

VAT will be chargeable on any transaction.

## Tenure

The property is held on the following freehold titles, **DY154782, DY81403, DY192793, DY236009, DY321658, DY423626** and **DY344627**.

Title documentation is available on request.

## Energy Performance Certification

The buildings have been assessed as follows:

Showroom	Rating: <b>C(67)</b>
Workshop & Offices	Rating: <b>E(122)</b>
2 Ringwood Road	Rating: <b>E(120)</b>
10 Ringwood Road	Rating: <b>C(56)</b>

A copy of the EPC certificates are available on request.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any sale.

## Planning

The relevant planning consents for the property are as follows:

**CHE/0590/0359** Use of land for sale and display of caravans, motor caravans and accessories dated May 1990.

**CHE/144/00100/FUL** Demolition of former corner public house and formation of tarmac hardstanding and change of use to caravan sales and after care dated April 2014.

It is likely that the property would be suitable for a wide spectrum of alternative uses (subject to planning). Enquiries regarding your proposed use of the property should be discussed with **Chesterfield Borough Council Planning Department**.

## Business Rates

The property is currently assessed for Business Rates with an April 2023 rateable value of **£53,500**.

## Terms

The property is available with unconditional offers sought in excess of **£1,430,000**.

Please note that the Administrators of Robinsons Caravans Ltd will not offer any warranties or guarantees in respect of any sale, as is typical in the case of such transactions.

## Contacts



**Sanderson  
Weatherall**

For further information or to arrange a viewing, please contact:

**Tim Simmons**

07511 050 889

[tim.simmons@sw.co.uk](mailto:tim.simmons@sw.co.uk)

**Sandeep Sharma**

07785 382 099

[sandeep.sharma@sw.co.uk](mailto:sandeep.sharma@sw.co.uk)

**Sheryl Hoare**

07711 014 684

[sheryl.hoare@sw.co.uk](mailto:sheryl.hoare@sw.co.uk)

**Sanderson Weatherall LLP**

122 Colmore Row, Birmingham, B3 3BD

Office: 0121 703 3538

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