



## Plot 1 Mansfield Road, Hasland, Derbyshire S41 0JN

- TEMPLE ESTATES ARE DELIGHTED TO BE APPOINTED JOINT AGENT ON THESE SELF-BUILD PLOTS
- PLOT 1 HAS A PROPOSED, PLANNED DETACHED PROPERTY SIZE OF 2,200 SQ FT
- APPLICATIONS FOR RESERVED MATTERS WOULD NEED SUBMITTING BEFORE DEVELOPMENT CAN BEGIN
- EXCELLENT CONNECTIVITY, WITH NEARBY BUS STOPS AND CHESTERFIELD RAILWAY STATION ONLY 3 MILES AWAY
- AN ELECTRICITY CABLE THEN BORDERS TO THE NORTH OF THE SITE
- EACH PLOT HAS OUTLINE PLANNING PERMISSION GRANTED (REF: 23/00732/OL)
- BUYERS CAN ALSO OPT TO EXTEND GARDEN BOUNDARIES FOR AN ADDITIONAL £50,000
- WELL REGARDED RESIDENTIAL LOCATION, WITH DIRECT ACCESS OFF MANSFIELD ROAD, CHESTERFIELD
- CURRENTLY NO UTILITY CONNECTIONS, ALTHOUGH A SURFACE WATER DRAIN RUNS ALONG THE NORTH-EAST BOUNDARY
- A RARE OPPORTUNITY FOR THOSE LOOKING TO CREATE A BESPOKE HOME IN A SOUGHT-AFTER PART OF DERBYSHIRE

**Guide Price £95,000**

## VIEWING:

for viewing and further information, please contact Temple Estates on 01623 422777, or email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## N.B.

Prospective buyers should note that any computer-generated images provided are for illustrative purposes only.

The land is sold on an unconditional basis, purchasers considering alternative uses or even development are deemed to rely upon their own enquiries. If there is any point, which is of particular importance to you, please obtain professional confirmation. This sale includes overage restrictions. Full information is available on request. These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. All dimensions/measurements are approximate.





| Energy Efficiency Rating                                                                                                                   |         |           |
|--------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                            | Current | Potential |
| Very energy efficient - lower running costs                                                                                                |         |           |
| (92 plus) A                                                                                                                                |         |           |
| (81-91) B                                                                                                                                  |         |           |
| (69-80) C                                                                                                                                  |         |           |
| (55-68) D                                                                                                                                  |         |           |
| (39-54) E                                                                                                                                  |         |           |
| (21-38) F                                                                                                                                  |         |           |
| (1-20) G                                                                                                                                   |         |           |
| Not energy efficient - higher running costs                                                                                                |         |           |
| England & Wales <small>EU Directive 2002/91/EC</small>  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                             |         |           |
|--------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                            | Current | Potential |
| Very environmentally friendly - lower CO2 emissions                                                                                        |         |           |
| (92 plus) A                                                                                                                                |         |           |
| (81-91) B                                                                                                                                  |         |           |
| (69-80) C                                                                                                                                  |         |           |
| (55-68) D                                                                                                                                  |         |           |
| (39-54) E                                                                                                                                  |         |           |
| (21-38) F                                                                                                                                  |         |           |
| (1-20) G                                                                                                                                   |         |           |
| Not environmentally friendly - higher CO2 emissions                                                                                        |         |           |
| England & Wales <small>EU Directive 2002/91/EC</small>  |         |           |

