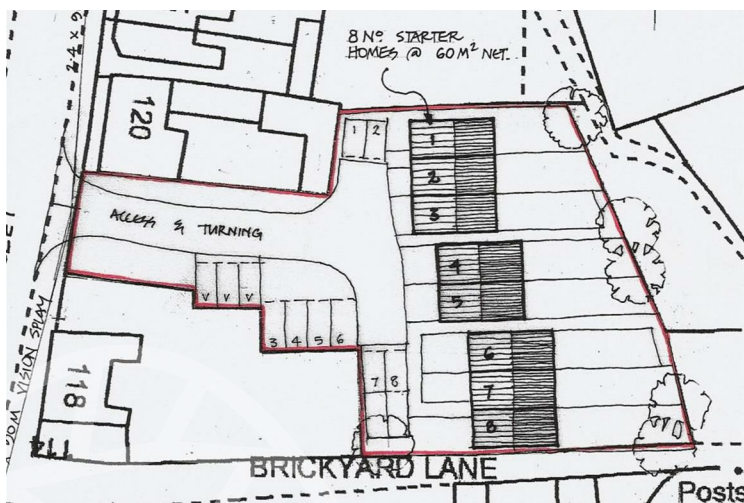




Development Land Adj to 120 Market Street,
South Normanton, DE55 2EJ

OFFERS IN THE REGION OF

£250,000



WILKINS VARDY

OFFERS IN THE REGION OF

£250,000

UNCONDITIONAL OFFERS INVITED - 0.34 ACRE SITE WITH RESIDENTIAL OR COMMERCIAL DEVELOPMENT POTENTIAL IN TOWN CENTRE LOCATION

A rare opportunity has arisen to purchase this relatively even and flat parcel of land, with potential to develop into a small residential or possible commercial scheme.

Outline planning consent was approved by Bolsover District Council in November 2013 for residential development of seven houses, although planning permission has now lapsed.

The site sits centrally within South Normanton, within walking distance from a range of good local amenities and being ideally placed for access onto the M1 Motorway.

- 0.34 Acre Development Site
- Unconditional Offers Invited
- Previous Planning For 7 Houses
- Convenient Location
- Close To Amenities
- Residential or Commercial Potential
- Level & Cleared Site

Planning

Outline planning approval was granted in November 2013 by Bolsover District Council Ref 13/00431/OUT. Whilst this approval is now understood to have lapsed, it gives some comfort to a developer that a future scheme would be looked at favourably. A copy of the committee report is available from our Chesterfield office. We must highlight that we have not approached the council in recent times, and therefore recommend that you seek your own planning advice before submitting an offer.

Title

It is believed that the original planning application included a small parcel of land which is understood to be owned by 118 Market Street and is in the process of being transferred. The plan outlined in red on this listing is thought to be correct.

Ground Conditions

There have been no site investigations and it will be the responsibility of the buyer to ensure that the ground is suitable for development.

Services

We believe all mains services to be available in the locality, but again must advise any interested parties to make their own enquiries as to the cost and available of making connections prior to offering.

Community Infrastructure Levy

We believe that Bolsover District Council do not presently apply CIL within their area.

Offers

The seller is ideally looking for unconditional offers.

Viewing

Strictly by appointment only.

Right Of Way

The adjacent property, number 120 Market Street enjoys a vehicular right of way across the entrance to the site, to parking/garaging at the rear of the house. It is intended that this right of way will be retained after the sale of the land completes.





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		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the land is understood to be in the Frederick Gent School catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-varDY.co.uk