



Development Site at 158 Station New Road,
Old Tupton, S42 6DF

£330,000

W
WILKINS VARDY

£330,000

QUARTER ACRE DEVELOPMENT SITE - FULL PLANNING FOR A DETACHED HOUSE AND 2 X DETACHED BUNGALOWS - FULL INTRUSIVE SITE INVESTIGATION COMPLETED

Offered to the market with full planning consent dated 3rd November 2023 is this fantastic development site for a detached house with garage and two detached bungalows, with an estimated Gross Development Value of approximately £970,000. Intrusive site investigation has been carried out by Geo Investigate and concluded that there are no abnormal ground conditions (Copies of reports available for review).

The site enjoys road frontage onto Station New Road, with an existing building to be demolished. The site is situated close to a range of good local amenities in Old Tupton and is conveniently positioned for transport links into Clay Cross and Chesterfield.

- Development Plot with Full Planning
- Estimated Gross Development Value of £970,000
- Relatively Flat Plot with Road Frontage
- NEDDC Ref 23/00698/FL
- Copies of Drilling Records / Reports Available Upon Request
- 0.27 Acre Site With Full Intrusive Site Investigation Concluded
- 1 x Detached House with Garage and 2 x Detached Bungalows
- Permission Dated 3rd November 2023
- Popular Location Close to Schools & Amenities

Planning Consent

Planning has been granted by North East Derbyshire District Council for the demolition of existing bungalow and garage and erection of 1 no 2-storey dwelling with detached garage and 2 no. bungalows, planning reference 23/00698/FL dated 3rd November 2023. A copy of the approval notice and plans can be obtained on the NEDDC website or from our office.

Community Infrastructure Levy

This development WOULD NOT be subject to CIL as NEDDC have not adopted this policy.

Ground Conditions

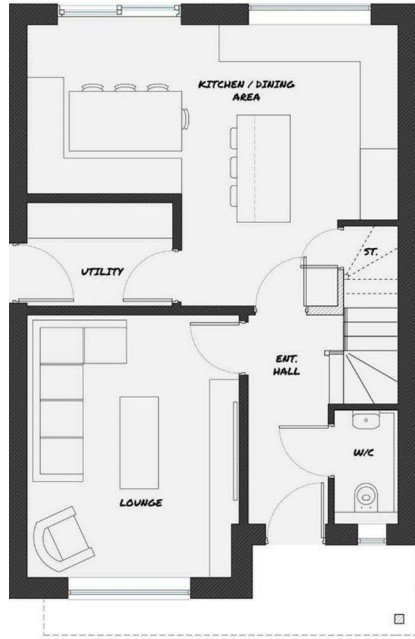
An intrusive site investigation has been carried out by Geo Investigate with shallow and deep drilling as well as ongoing gas monitoring. It is understood that no abnormal ground conditions have been found and copies of the drilling records and reports will be made available upon request.

Service Connections

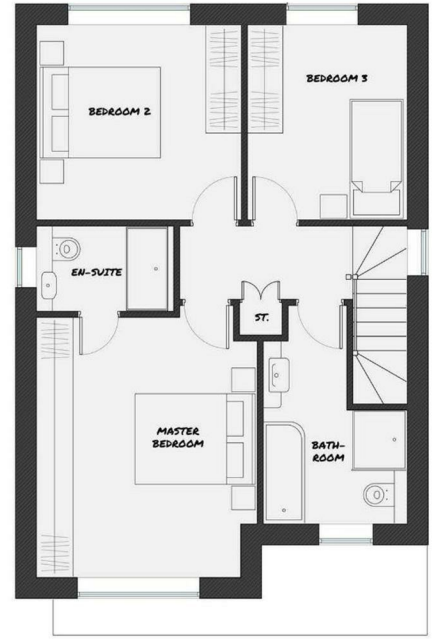
Whilst we understand mains gas, electric, water and drainage were provided to the existing building, it is again the buyers responsibility to establish the proximity and cost of connecting to the new plots.

Viewing

By appointment only.



PLOT 1 - GROUND FLOOR PLAN



PLOT 1 - FIRST FLOOR PLAN



PLOT 2 FLOORPLAN

PLOT 3 FLOORPLAN



PLOT 1 - SOUTH ELEVATION



PLOT 1 - EAST ELEVATION



PLOT 2 - WEST ELEVATION



PLOT 2 - NORTH ELEVATION



PLOT 3 - WEST ELEVATION



PLOT 3 - SOUTH ELEVATION



P3 - EAST ELEVATION



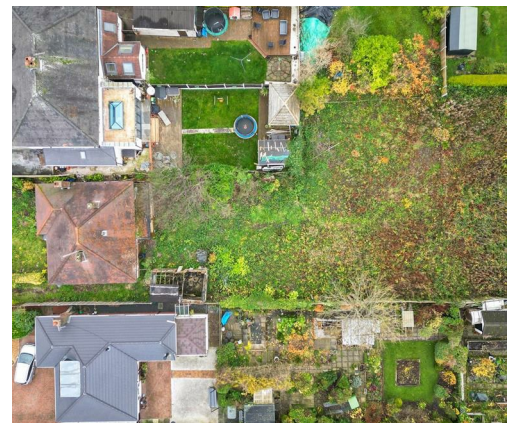
PLOT 3 - NORTH ELEVATION

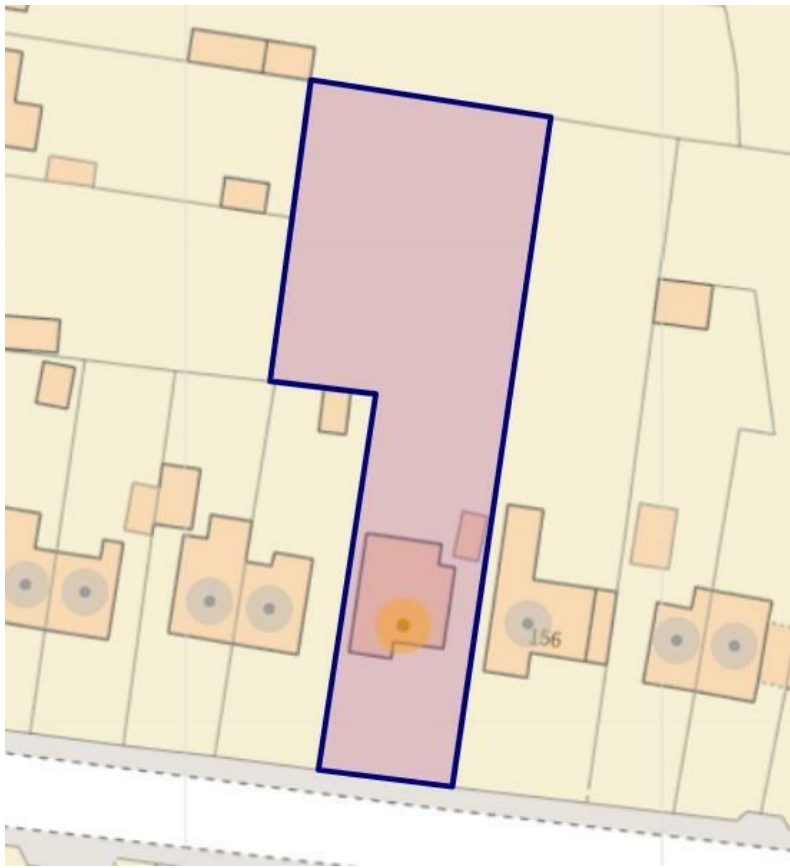


P3 - WEST ELEVATION



PLOT 3 - SOUTH ELEVATION





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

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



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 development plot is understood to be in the Tupton Hall 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.



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