



Land at The Bungalow East Street,
Scarcliffe, S44 6SY

OFFERS IN THE REGION OF

£700,000



WILKINS VARDY

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£700,000

DEVELOPMENT OPPORTUNITY - STUNNING 3.7 ACRE SITE - INCLUDES DETACHED BUNGALOW - PREVIOUS PLANNING PERMISSION FOR 10 UNITS - RURAL VILLAGE LOCATION

A rare opportunity has arisen to buy this fantastic property which comprises a well appointed three bed detached bungalow sitting on a plot of approximately 3.7 acres, previously used as a market garden.

The 1.2 acres outlined in red on the attached plan sits within the development settlement boundaries for Scarcliffe, and previously enjoyed planning consent for 10 properties (permission now lapsed). The seller is willing to consider conditional offers subject to satisfactory permission being granted.

Copies of the previous permissions and correspondence from an independent planning consultant will be made available to interested parties.

- DEVELOPMENT OPPORTUNITY
- 1.2 Acres Previously Enjoyed Residential Planning Consent for 10 Properties
- Bolsover District Council Ref 15/00649/OUT
- Sought After Rural Village Location
- EPC Rating: E
- Circa 3.7 Acre Site with Detached Bungalow
- Planning Now Lapsed but Conditional Offers Invited
- Planning Consultants Advice Available
- Rare Opportunity with Various Options Available to the Buyer

General

Gas central heating (Back Boiler Unit)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 101.7 sq.m./1095 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

Previous Planning Permission

Previous planning consent was approved by Bolsover District Council ref 15/00649/OUT for redevelopment including access in September 2016. The initial application and drawings showed a potential 16 units, although the permission finally restricted development to 10 properties. Whilst this permission has now lapsed due to personal circumstances of the land owner, it is felt that the planners would look positively on a new application with similar numbers.

The land owner will consider offers which are subject to satisfactory planning consent if the buyer is willing to submit their own plans and a new application.

Site Investigation & Services

No intrusive ground investigations have been undertaken. It will be the responsibility of the buyer to satisfy themselves as the condition of the ground prior to purchase.

Whilst we believe all mains services are available in the vicinity (the bungalow is believed to be connected to mains gas, electricity, water and drainage) it will again be the responsibility of the buyer to establish satisfactory service connections for any proposed development.

Viewing

Strictly by appointment only.

The Bungalow Comprises:

Storm Porch

Having a uPVC double glazed door opening into a ...

Entrance Hall

Bedroom One

10'11 x 10'6 (3.33m x 3.20m)

A good sized rear facing double bedroom.

Bedroom Three

8'11 x 8'11 (2.72m x 2.72m)

A front facing single bedroom.

Bathroom

Being fully tiled and fitted with a modern white 3-piece suite comprising a panelled bath with folding shower screen and mixer shower over, pedestal wash hand basin, and a low flush WC.
Tiled floor.

Kitchen/Diner

11'11 x 9'1 (3.63m x 2.77m)

Being fully tiled and fitted with a range of wall, drawer and base units with complementary work surfaces and upstands.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances include a fridge/freezer, electric double oven and 4-ring hob with extractor over.

Space and plumbing is provided for a washing machine.

Tiled floor and downlighting.

A uPVC double glazed door gives access onto the rear of the property.

Bedroom Two

10'6 x 9'9 (3.20m x 2.97m)

A good sized rear facing double bedroom, currently used as a study, having two built-in cupboards, one of which houses the hot water cylinder.

'L' Shaped Living/Dining Room

24'1 x 12'10 (7.34m x 3.91m)

A generous triple aspect reception room having two sets of uPVC double glazed French doors, one set opening into the Conservatory, and the other set overlooking and opening onto the rear garden.

There is also a feature fireplace with wood surround, marble inset and hearth, and a fitted gas fire with back boiler.

Brick/uPVC Double Glazed Conservatory

17'8 x 15'4 (5.38m x 4.67m)

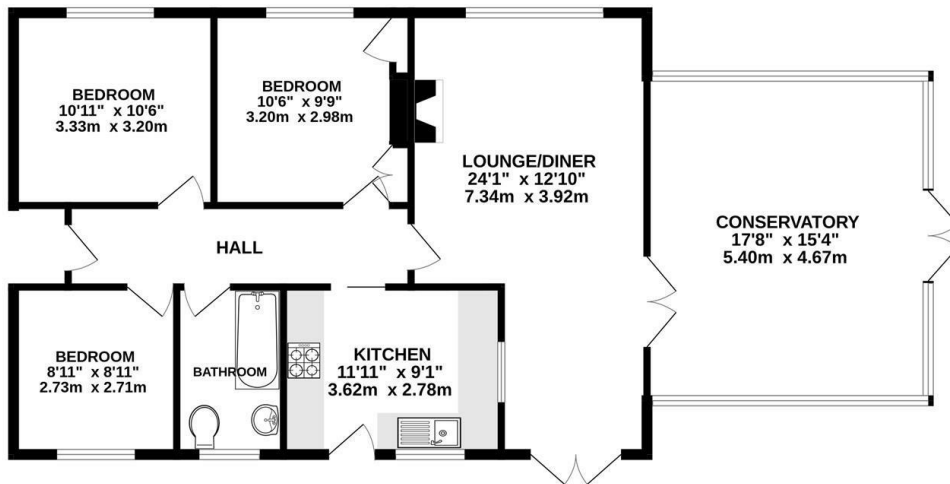
A spacious triple aspect conservatory having a tiled floor and French doors opening onto the rear garden.

Outside

The property sits on a substantial plot and is surrounded by lawned gardens and a paved patio. There are also greenhouses and outbuildings.



GROUND FLOOR
1095 sq.ft. (101.7 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	
(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



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.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Bolsover 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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