



Handley Wood Farm Whittington Road,
Barrow Hill, S43 2PW

OFFERS IN THE REGION OF

£599,950

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WILKINS VARDY

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0.83 ACRE DEVELOPMENT SITE WITH FULL PLANNING CONSENT FOR SEVEN DWELLINGS TOGETHER WITH PARKING AND ANCILLARY BARN IN RURAL LOCATION - ESTIMATED GDV £2.78 MILLION

Wilkins Vardy are offering to the market this unique development site which enjoys full planning consent from Chesterfield Borough Council for the creation of seven barn style dwellings in a courtyard development together with parking and a range of existing barns which will form ancillary accommodation to the new build dwellings.

Located to the rear of Handley Wood Farm, this site is currently used for commercial purposes and is therefore considered a sustainable brownfield site. Enjoying superb views back towards Chesterfield and surrounded by adjacent farmland, the property is situated between New Whittington and Hollingwood meaning a range of amenities are on its doorstep.

- 0.83 Acre Development Site in Delightful Rural Setting
- Anticiated Gross Development Value of Circa £2.78 Million
- CHE/22/00362/FUL Dated 26th September 2022
- Situated Between New Whittington and Hollingwood
- Vendor to Remove all Commercial Stored Items / Vehicles / Engines
- Planning Consent for Seven Courtyard Style Dwellings
- A Range of Barns Included in the Sale which will Form Ancillary / Home Working Studios to the Main Dwellings
- Rural Location with Far Reaching Views
- Sustainable Brownfield Site
- Abnormal Costs will be Considered Once Site Investigations Undertaken

Planning Consent

Conditional full plans permission has been granted from Chesterfield Borough Council ref CHE/22/00362/FUL dated 26th September 2022 for demolition of buildings used for commercial purposes and erection of 7 dwellings with conversion of outbuildings for use as home working studios (in conjunction with dwellings), access, parking and landscaping. None of the conditions have been satisfied so far. A copy of the approval notice and plans is available upon request or at www.chesterfield.gov.uk/planningapplications

Handley Wood Farm & Demolition of the Old Farmhouse

The land owner also owns Handley Wood Farm House which is situated to the front of the site. This is a newly built house which is almost complete. The owners intend to remain living in Handley Wood Farm, but will need to demolish the old farmhouse (situated next door to the new house) when works are complete.

Access

Access to the site is granted by a private road (the old Staveley Road) off Whittington Road. This drive will be shared with the owners of Handley Wood Farm.

Commercial Use & Contamination

The development site is currently used as a commercial space and is designated as such. The business forms a vehicle engine repair site. Once the development site is sold, the business will cease trading and it will be the responsibility of the landowner to clear all parts and vehicles from site prior to completion.

No site investigations have been undertaken, but the land owner is aware that any abnormal costs in relation to site clearance and contamination will form part of a negotiation for the land.

Services

Handley Wood Farm is connected to mains water and electricity. It is understood there is no mains gas or drainage in the vicinity. It is the buyers responsibility to ensure that satisfactory services are available and carry out their own due diligence as regards connection costs.

Site Investigations

No site investigations have been carried out. It is the responsibility of the buyers to ensure that there are no abnormal costs in relation to ground conditions.

Land Sale

The extent of the land being offered for sale is as shown on the attached plan outlined in red. This plan differs slightly from the planning approval drawings particularly around the garden area of Plot 7.

Viewings

Strictly by appointment only.



NORTH ELEVATION



SOUTH ELEVATION



INTERNAL



SOUTH ELEVATION INTERNAL





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

Relocation agent network

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 Springwell Community College 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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