



Former Butchers Arms Chesterfield Road
Oakerthorpe Alferton

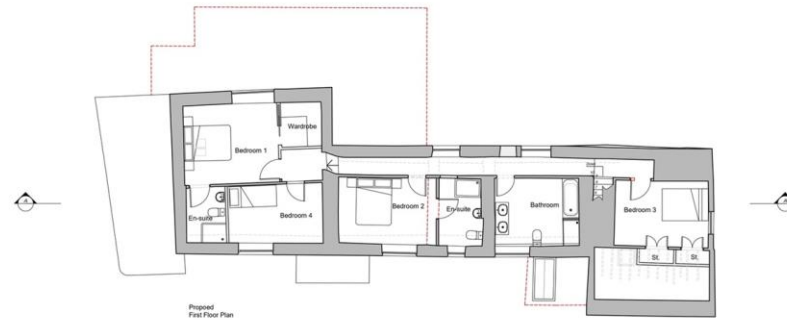


Hal and Benson are delighted to offer to the market, a fantastic opportunity to purchase a site with PLANNING PERMISSION GRANTED. This former public house has been granted permission to be converted into an EXECUTIVE 4 bedroom, 3 bathroom detached dwelling. The development offers 2249 square feet of living accommodation, is situated in the highly sought after village of Oakerthorpe, and is positioned on the edge of the village, set in mature grounds, with a rural outlook from the property. With convenient access to local amenities and commuting links this is a development opportunity not to be missed. Please contact Hall and Benson without delay to avoid disappointment!

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ACCOMMODATION SCHEDULE			
		GIA (m ²)	Garden Area (m ²)
PLOT 1	4B	209	435

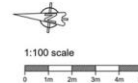


NOTES

GENERAL NOTES:
1. This drawing is to be read in conjunction with the other relevant drawings.
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5. The drawing is to be read in conjunction with the other relevant drawings.

Key

- Existing Walls.
- Proposed Walls.
- Removed Walls.



PLC ARCHITECTS
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E-Mail: admin@plcarchitects.com
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Project:
Butchers Arms,
Charnfield Rd,
Fountain Ends
DE55 7LN.

Drawing No:
Proposed
First Floor Plan (Plot 1)

Drawn: ST Date: Sep/24 Checked: CS Date: Sep/24

Scale: 1:100 A2

NOT TO BE SCALED. DIMENSIONS TO BE CHECKED ON SITE.

SCALE: ONLY FOR LOCAL AUTHORITY PURPOSES.

To view this property please contact Hall & Benson on

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
ALFRETON DE55 7BN

EPC Rating:
Exempt

view this property online [hallandbenson.co.uk/Property/ALF103401](https://www.hallandbenson.co.uk/Property/ALF103401)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: ALF103401 - 0002