

Land at King Street South, Chesterfield



Approximate Boundary. Not to Scale.  
For Identification Purposes Only.

**BUILDING PLOT FOR SALE** King Street South, Chesterfield,  
Derbyshire, S40 2TR  
£80,000



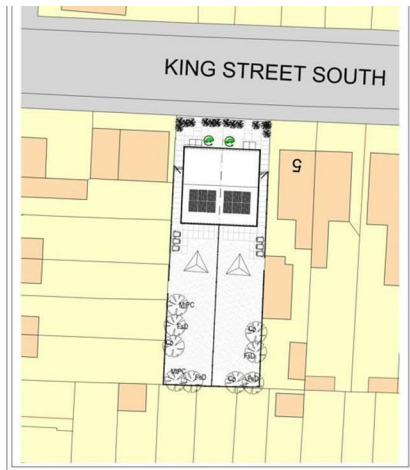


**\* BUILDING PLOT FOR SALE \* Planning Permission Granted for 2 x Semi-Detached Dwellings CHE/23/00619/FUL \* Close to Amenities & Facilities on Derby Road \* Further Local Amenities in Nearby Hasland \* Open Countryside to the South**

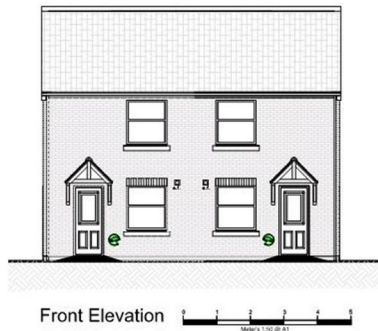
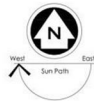
Occupying a superb position in a residential area, the current owners of this former builder's yard have obtained planning permission for the erection of a pair of attractive two bedroomed semi-detached dwellings which will have good sized gardens.

The area boasts local amenities on the nearby Derby Road (A61) but also offers excellent public transport links, thereby giving access to a host of further facilities as well as open countryside.

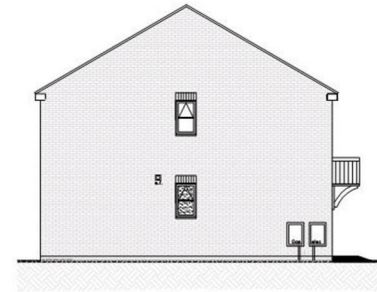
Call now to view 01246 232156 or email [rachael@wtparker.com](mailto:rachael@wtparker.com)



LOCATION PLAN 1:1250

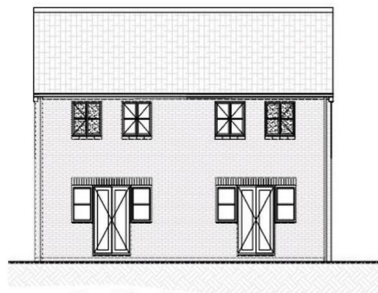


Front Elevation

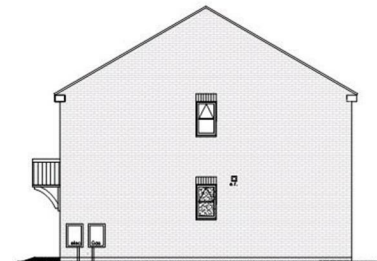


Side Elevation

**PLANNING ONLY PLANS**  
NOT TO BE USED FOR CONSTRUCTION



Rear Elevation



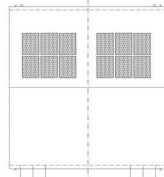
Side Elevation



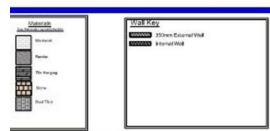
Ground Floor Plan



First Floor Plan



Roof Layout



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NOT TO BE USED FOR CONSTRUCTION

**DK DESIGNS**  
FUTURE PROJECTS TODAY

JUNE HIBBERT  
LAND ADJ 5 KING STREET SOUTH  
PROPOSED ELEVATIONS  
SCALE 1:50

C 18/11/23	Approved for planning
B 17/10/23	Approved for planning
A 13/10/23	Approved for planning

**DK DESIGNS**  
FUTURE PROJECTS TODAY

7A HAYWOOD HOUSE, HYDRA BUSINESS PARK  
NETHER LANE  
SHEFFIELD  
S15 1ZX

TEL OFFICE: 07551 204852  
WEB: WWW.DK-DESIGNS.CO.UK  
EMAIL: DESIGNS@DK-DESIGNS.CO.UK

JUNE HIBBERT  
LAND ADJ 5 KING STREET SOUTH  
PROPOSED ELEVATIONS

1:50 @ A1  
AUG 23

An excellent and rare opportunity to acquire a development plot of land on King Street South, Chesterfield.

The area of approximately 0.08 acres is situated at the end of an existing and well established row of semi-detached houses and has conditional consent granted for a pair of semi-detached dwellings.

### **Location**

Superbly located with ease of access to a wealth of amenities and facilities to include public transport links, the site is positioned off the Derby Road (A61) adjacent to the Storth Lane entrance to Hasland.

There are local convenience stores (including Tesco Express) within walking distance and access to Chesterfield Town Centre is easy by foot or vehicle. Further local facilities can be found in the nearby suburb of Hasland and open countryside is also within ease of access to the south.

### **Access**

The property has access from King Street South, off Derby Road and also Rothervale Road which is accessed from Storth Lane.

### **Tenure and Method of Sale**

The property is being sold freehold with vacant possession.

### **Rights of Way, Wayleaves and Easements**

We are not aware of any public rights of way crossing the property.

The property is sold subject to, and with the benefit of all rights of way whether public or private, water, drainage, water courses, light, wayleaves and other easements, quasi or reputed easements and right of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

### **Services**

We are not aware of any mains water, gas or electricity servicing the property.

### **Sporting, Timber and Mineral Rights**

All sporting, timber and mineral rights owned by the vendor are included in the sale.

### **Planning Permission**

Conditional planning has been granted for two, 2 bedroomed semi-detached dwellings, further details can be found on the Chesterfield Borough Council planning portal quoting reference CHE/23/00619/FUL.

All planning enquiries should be made with Chesterfield Borough Council, Rose Hill, Chesterfield. Tel: 01246 345 345

### **Viewing**

Strictly through the agents

WT Parker  
4 Gluman Gate  
Chesterfield, S40 1QA  
Tel: 01246 232 156  
www.wtparker.com

Miller & Miller  
Suite 7, Shirley House  
31 Psalter Lane  
Sheffield S11 8YL  
Tel: 0114 3270120  
www.miller-miller.co.uk

### **Important Note**

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

1.All measurements, distances and areas referred to are approximate and based on information

available at the time of printing.

2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.

3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.

5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

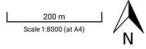
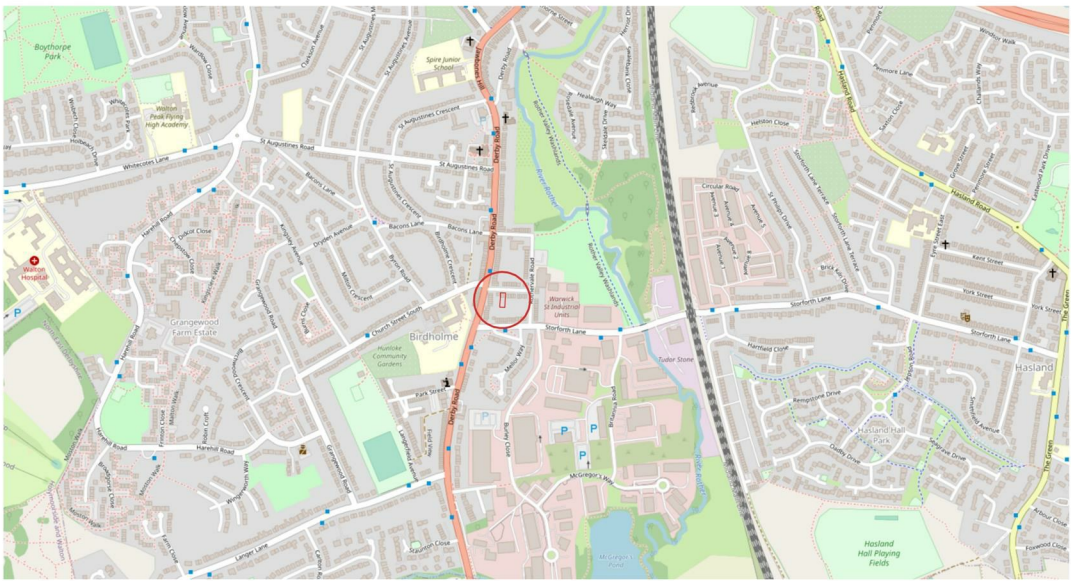
6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.

7.Alterations to the details may be necessary during the marketing without notice.

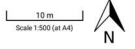
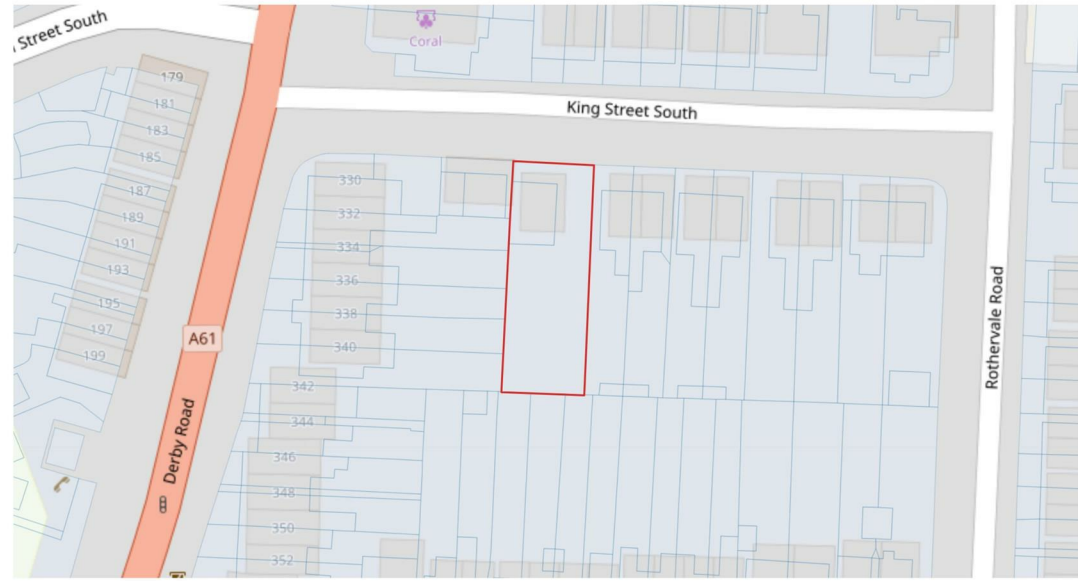




Land at King Street South, Chesterfield



Hibbert - Land at King Street South



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