



12-14 Creswell Road, Clowne, Chesterfield, S43 4LS  
£625,000



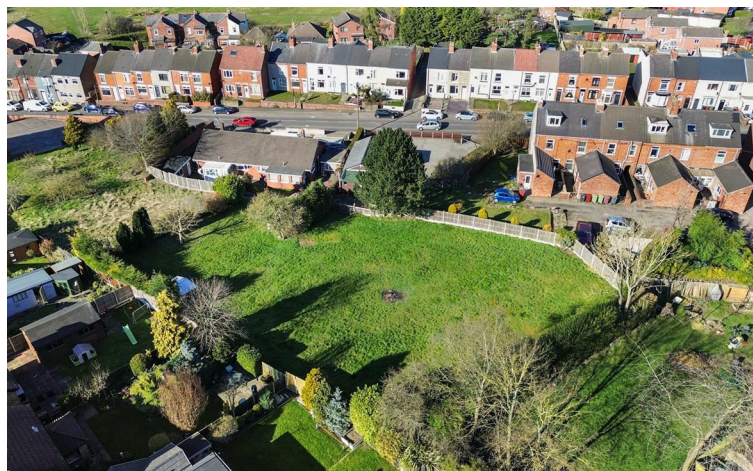
Nestled on Creswell Road in the charming village of Clowne, Chesterfield, this impressive building plot presents a remarkable opportunity for developers and investors alike. Spanning a sizeable area, the land comes with outline planning permission (24/00224/OUT) for the construction of four dwellings, making it an ideal prospect for those looking to create modern homes in a desirable location.

The plot currently features two existing bungalows, which could provide a unique starting point for your development plans. The presence of these bungalows not only adds character to the site but also offers potential for renovation or integration into new designs, depending on your vision.

Clowne is known for its friendly community atmosphere and convenient amenities, ensuring that future residents will enjoy a pleasant lifestyle. The excellent location of this plot means that it is well-connected to nearby towns and cities, providing easy access to essential services, schools, and recreational facilities.

This is a rare chance to acquire a prime piece of land in a sought-after area, perfect for those looking to make their mark in the property market. Whether you are an experienced developer or a first-time investor, this building plot on Creswell Road is not to be missed. Embrace the potential and envision the future of this promising site.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / [residential@wtparker.com](mailto:residential@wtparker.com)



## Location

The site is located on Creswell Road in Clowne with access to Barlborough and the M1 at Junction 30. Local amenities are also close by making it an ideal place to live.

## Description

The existing site consists of a large field to the rear and 2 semi detached bungalows on the road side with driveways and gardens. The outline planning has been passed for the existing bungalows to be made into one large detached bungalow and then 4 further detached 2 bedroom bungalows within the field at the back with access from the main road.

## Accommodation

The current bungalows both comprise of 2 bedrooms, Living room, Shower room and Kitchen diners.

## Access

The site and property are all accessed by the driveway from Creswell Road.

## Rights of way, wayleaves and easements

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

## Boundary Responsibilities

The buyers are responsible for all boundaries.

## Local authority and planning

Bolsover District Council  
The Arc,  
High Street,  
Clowne.  
S43 4JY

## Tenure

Freehold

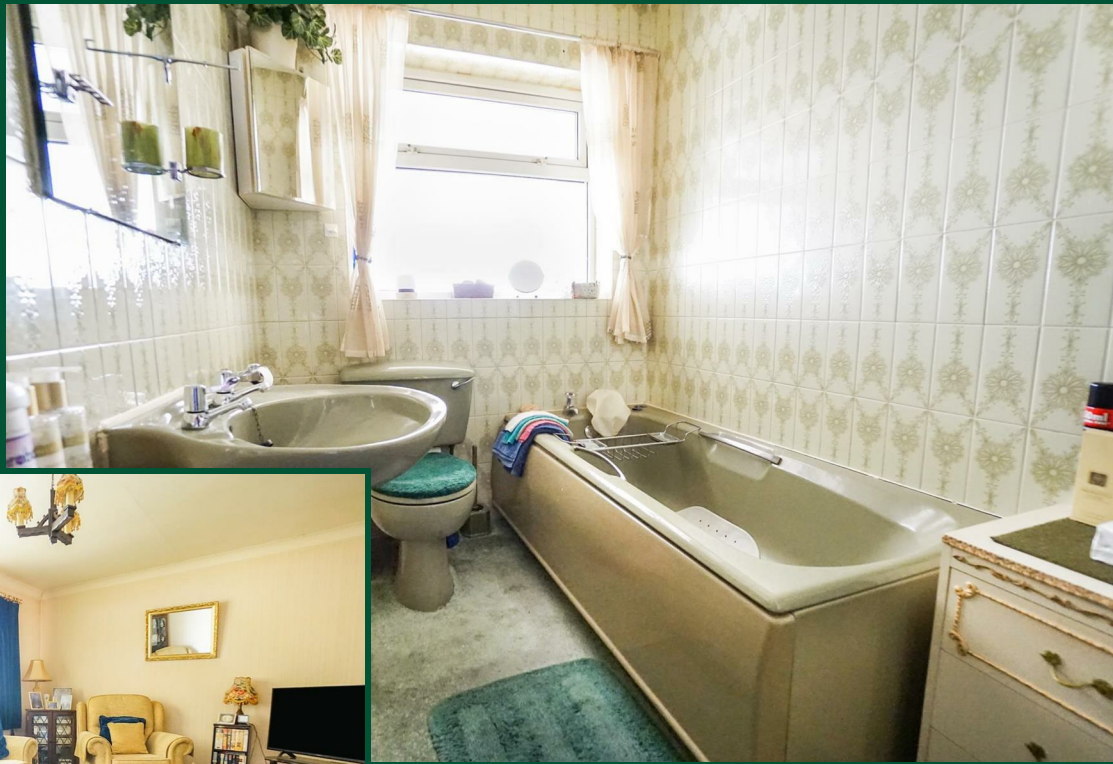
## Services

We have been advised by our clients that there is electric, gas and water to the existing bungalows.

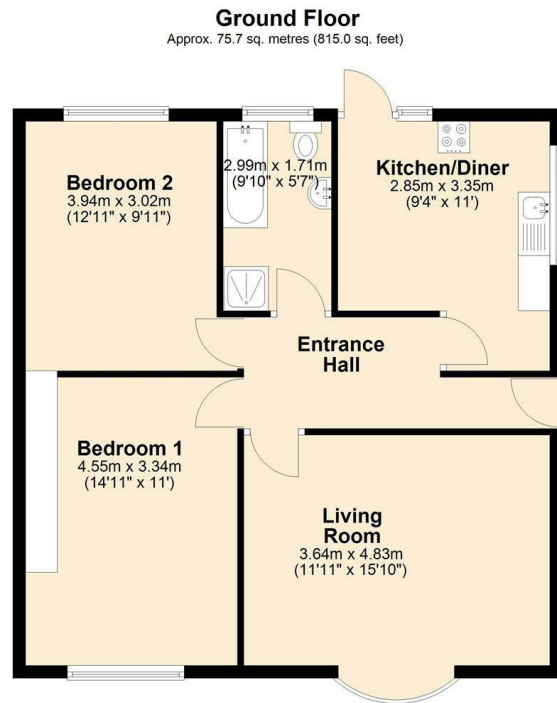
## Viewing Arrangements

Viewings are strictly by appointment only. Please call the office to arrange access. 01246 232156

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.







Total area: approx. 75.7 sq. metres (815.0 sq. feet)

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



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