



12-14 Creswell Road, Clowne, Chesterfield, S43 4LS
£400,000



**** DEVELOPMENT LAND FOR SALE ** OUTLINE PLANNING FOR FOUR DETACHED BUNGALOWS ** TWO EXISTING SEMI-DETACHED BUNGALOWS WITH PERMISSION TO CONVERT TO ONE DETACHED DWELLING ** CONVENIENT LOCATION ** BOLSOVER DISTRICT COUNCIL REF: 24/0024/OUT**

A rare opportunity to acquire an unusual development site which has outline planning consent for the erection of four, two bedroomed detached bungalows. The development itself has been granted permission subject to the partial demolition of one of the existing bungalows in order to create a driveway into the site, leaving a large detached bungalow fronting Creswell Road.

The village of Clowne boasts a vibrant community and offers convenient amenities and facilities. The position of the development provides connections to nearby towns and cities and provides ease of access to essential services and recreational facilities.

This is a unique 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 development site on Creswell Road is not to be missed.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / 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.





