


Project		
ERECTION OF 2 BED HOUSE ON VACANT LAND AT CROSS LONDON STREET, NEW WHITTINGTON, CHESTERFIELD S43 2AG		
Drawing Title PROPOSED FRONT & REAR ELEVATIONS		
Drawing No. 105		
Drawn: ZU	Status: Planning	Date 05.09.2023
Scale @ A3		1:100

w**ards**
estate agents

Land on the North Side Cross London Street

New Whittington, Chesterfield, S43 2AG

Offers in excess of £55,000

Land on the North Side Cross London Street

New Whittington, Chesterfield, S43
2AG

SINGLE BUILDING PLOT WITH FULL
PLANNING PERMISSION FOR A TWO
BEDROOM DETACHED HOUSE!

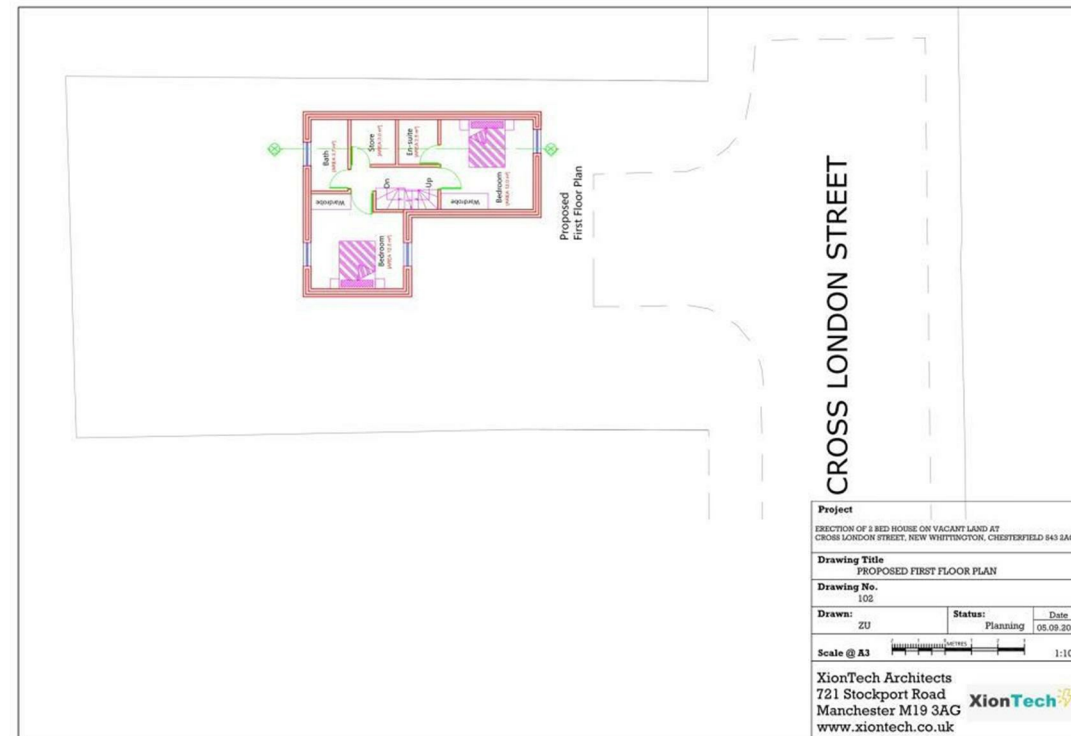
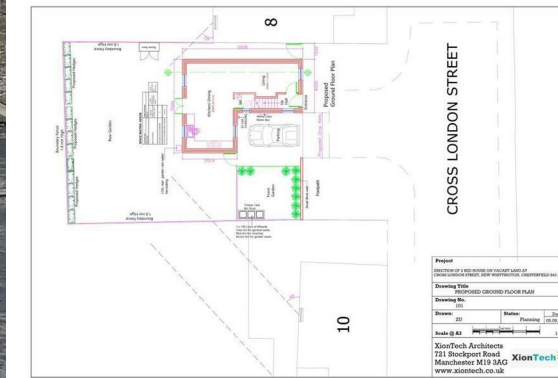
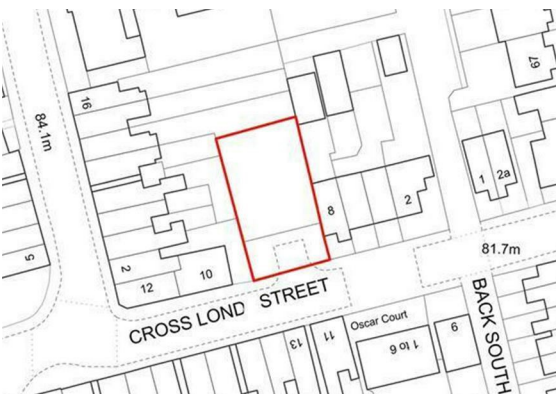
Planning reference- CHE/23/00284/FUL
and full details can be found on
Chesterfield Borough Council Website.

LEASEHOLD - 999 YEARS
COMMENCED 30/05/2023

Situated in a cul de sac setting within
this popular residential location with
good local amenities, schools, bus
routes and transport road links to
Dronfield, Sheffield and Chesterfield
Town Centre.

The house will comprise on the ground
floor of a dining kitchen, reception
room, cloakroom/WC . To the first floor
main double bedroom with en suite,
second double bedroom, family
bathroom, study/home working
room/store and loft storage space. It
will benefit from parking to the front and
a generous garden plot.

The gross internal area of the dwelling
is approximately 84 sqm overall and
site measurement is approximately 330
sq metres.



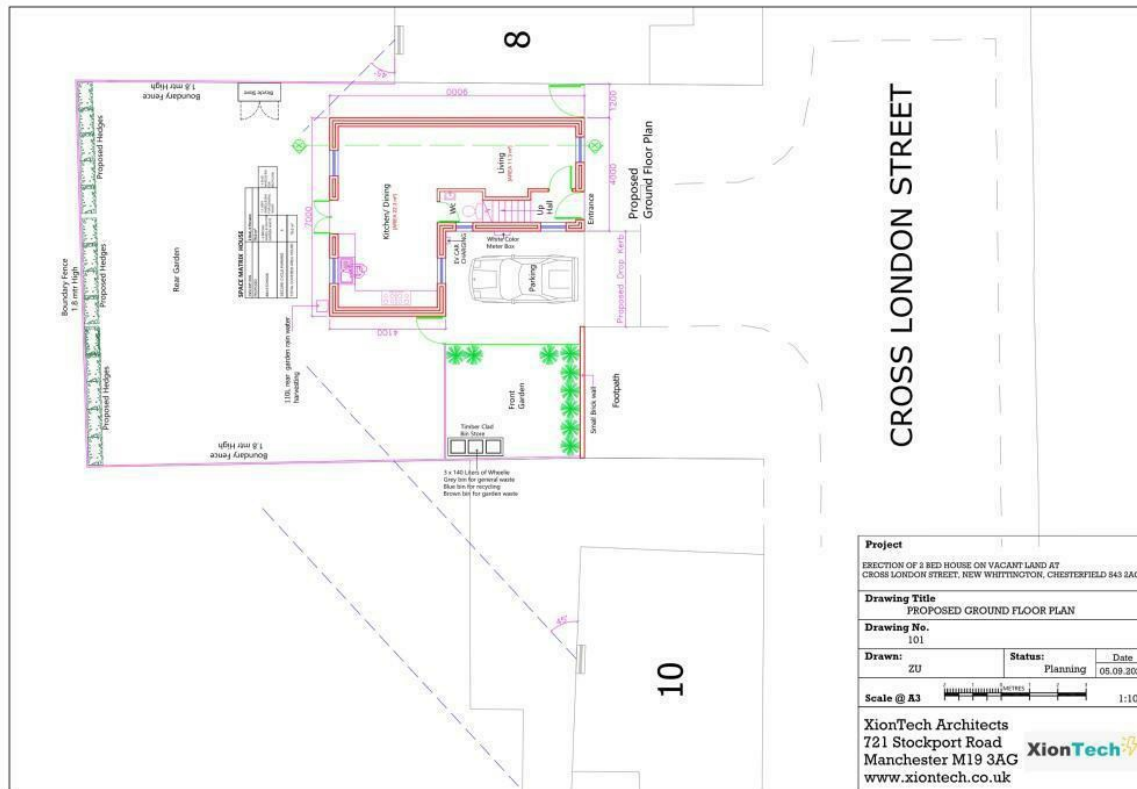


School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

Floor Plan



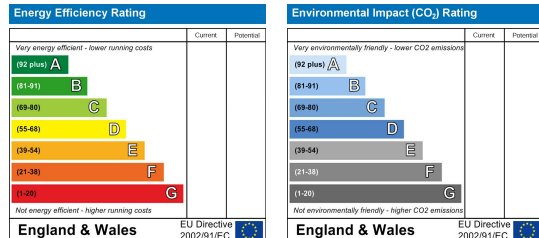
Area Map



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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