

**61 & 61A Station Road, Pilsley, Chesterfield, S45  
8BG**

**Offers In The Region Of £350,000**

**HUNTERS®**  
HERE TO GET *you* THERE

- 2 BUILDING PLOTS FOR SALE
- Rural location with fantastic views
  - All mains services connected
    - GDV c £375k per plot

- 2 x Considerable 3 / 4 bedroom property
  - Generous plots
    - 3 storey accommodation
  - 2 Plots available - will sell individually
    - MUST BE VIEWED

• Located in the rural village of Pilsley within close proximity of Clay Cross and Chesterfield is this fully approved building plot with planning permission to build a 3 / 4 bedroom detached property. WITH DELIGHTFUL PANORAMIC COUNTRYSIDE VIEWS AND GENERO

Located in the rural village of Pilsley within close proximity of Clay Cross and Chesterfield is this fully approved development opportunity consisting of 2 building plots with planning permission to build 2 x 3 / 4 bedroom detached properties.

WITH DELIGHTFUL PANORAMIC COUNTRYSIDE VIEWS AND GENEROUS GARDENS. Est GDV per plot is c£375/£400k.

Comprising two plots side by side - these can be sold either individually or together.

Being of a considerable size - approaching 2000 sq feet of modern spacious accommodation - the new build is allocated over 3 floors and comprises:-

Entrance hall, cloakroom & WC. Internal access to the integral single garage.

A large spacious living kitchen area with doors opening to beautiful countryside views.

To the first floor are 3 large rooms - suitable for bedrooms, additional sitting room/lounge or office space. Also a family bathroom.

On the 2nd floor is a very large bedroom with dressing room, en suite and again delightful panoramic views.

ALL MAINS SERVICES CONNECTED. Full drawings and plans available.

For site visit or copies of the information please contact Hunters.

Details can be seen NEDCC planning portal - Ref. No: 21/01040/FL



63 Station rd



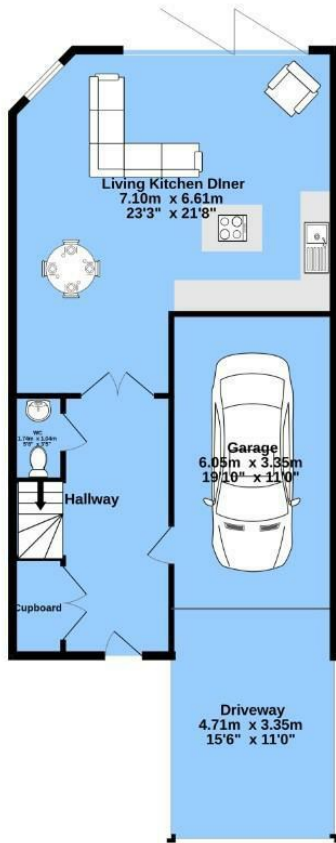
North Elevation

1:100

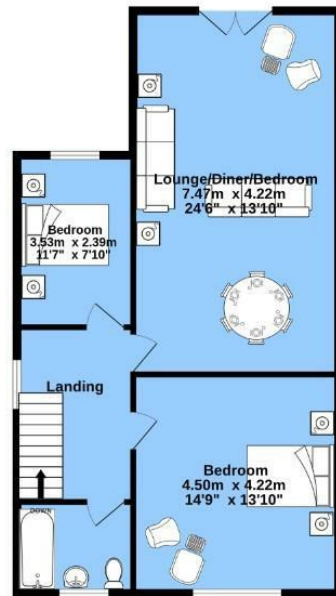




GROUND FLOOR  
93.9 sq.m. (1,011 sq.ft.) approx.



1ST FLOOR  
72.0 sq.m. (775 sq.ft.) approx.



2ND FLOOR  
55.9 sq.m. (601 sq.ft.) approx.




TOTAL FLOOR AREA : 221.8 sq.m. (2387 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### 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 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

## Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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