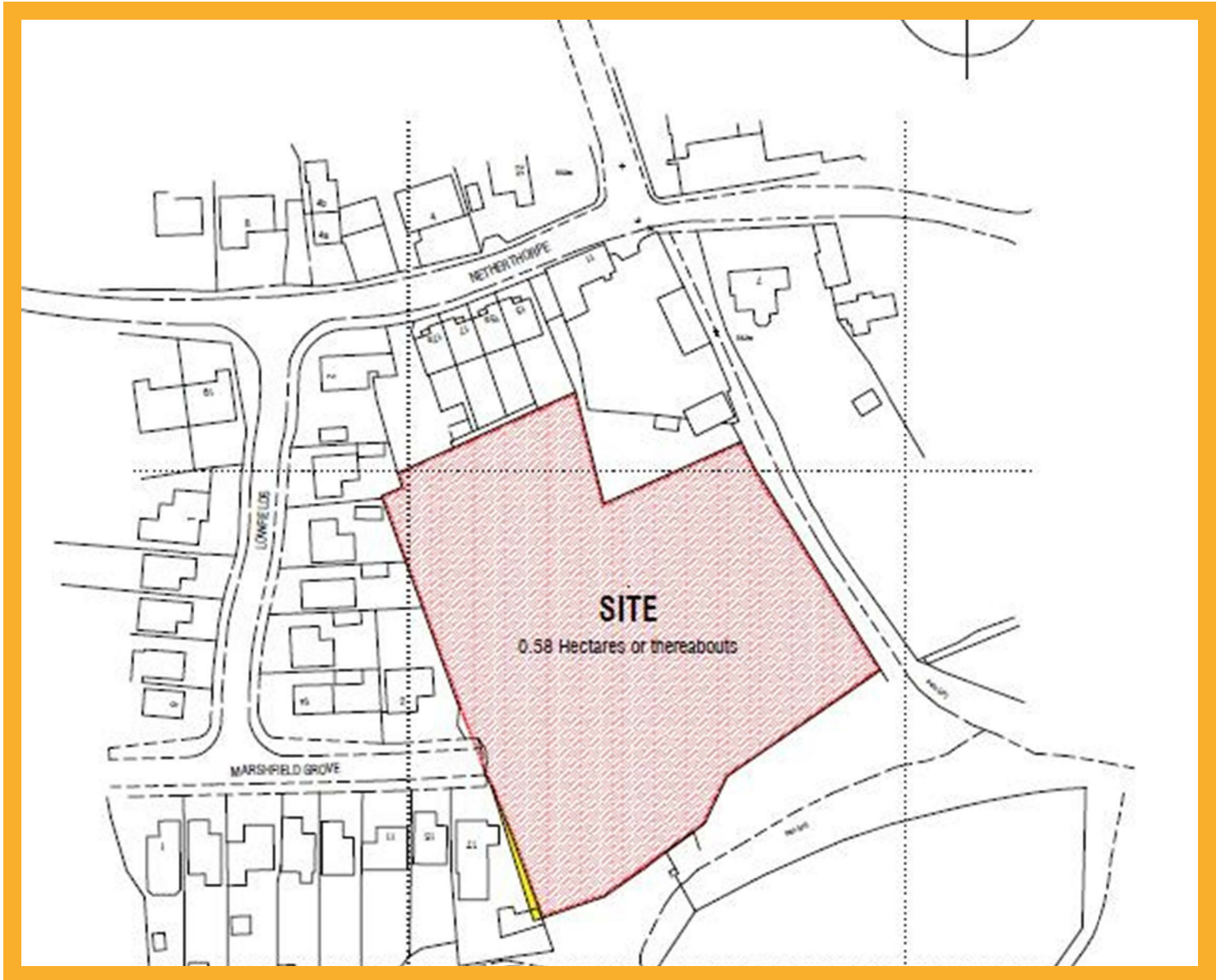


FOR SALE **Asking Price £1,320,000**

Development Land at Netherthorpe, Staveley, Chesterfield, S43 3PU



- Development Land
- Site Area 0.58 hectares (1.43 acres)
- Vacant Possession
- Planning Consent For 17 Dwellings
- Rare Opportunity
- Freehold For Sale
- Good Transport Links
- No Affordable Housing Contributions

Lindpet House
5 Market Place
Grantham
NG31 6LJ

01476 930891

www.commerciallist.co.uk



LOCATION

This site is located in Netherthorpe on the east side of Staveley Town and accessed via Marshfield Grove. The surrounding area is predominantly residential with a variety of shops, commercial units and eateries further afield. Staveley is a vibrant town offering a wide range of amenities located approximately 13 miles south of Sheffield, 10 miles west of Worksop and 26 miles north of Nottingham.

DESCRIPTION

The site is approximately rectangular in shape with a narrower section to the north. A concrete floor slab from a previous building is situated in the north-western corner, covered by a thin layer of soil and elevated slightly above the surrounding ground, supported by stone walls. Another stone wall extends southwards from the corner of this slab, with an additional stone wall on the western side retaining a small amount of earth to create a level surface. The rest of the site is covered with soil and rough grass, with localized patches of loose tarmac in the northeast. A public footpath runs adjacent to the eastern and southern boundaries, with a country park located further south.

The site benefits from an extant planning permission for the construction of 17 dwellings, comprising a mix of 3 and 4-bedroom homes.

PLANNING

Planning application references CHE/08/00777/FUL and CHE/1001/0573 were submitted to Chesterfield Borough Council in relation to this site, details of which can be found on the councils planning portal.

ACCOMMODATION

We have been informed that the site area extents to approximately 0.58 hectares (1.43 acres).

SERVICES

We have been informed that there are currently no services connected on site.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to, and with the benefit of, all existing obligations and rights, including rights of way, whether public or private, light, support, drainage, water, electricity supplies and other obligations, easements, quasi-easements, and all wayleaves, whether referred to or not in these particulars.

TERMS

The site is FOR SALE freehold with vacant possession at an asking price of £1,320,000.

EPC

Energy rating: N/A

VAT

We understand that VAT will not be charged on the sale price.

LEGAL COSTS

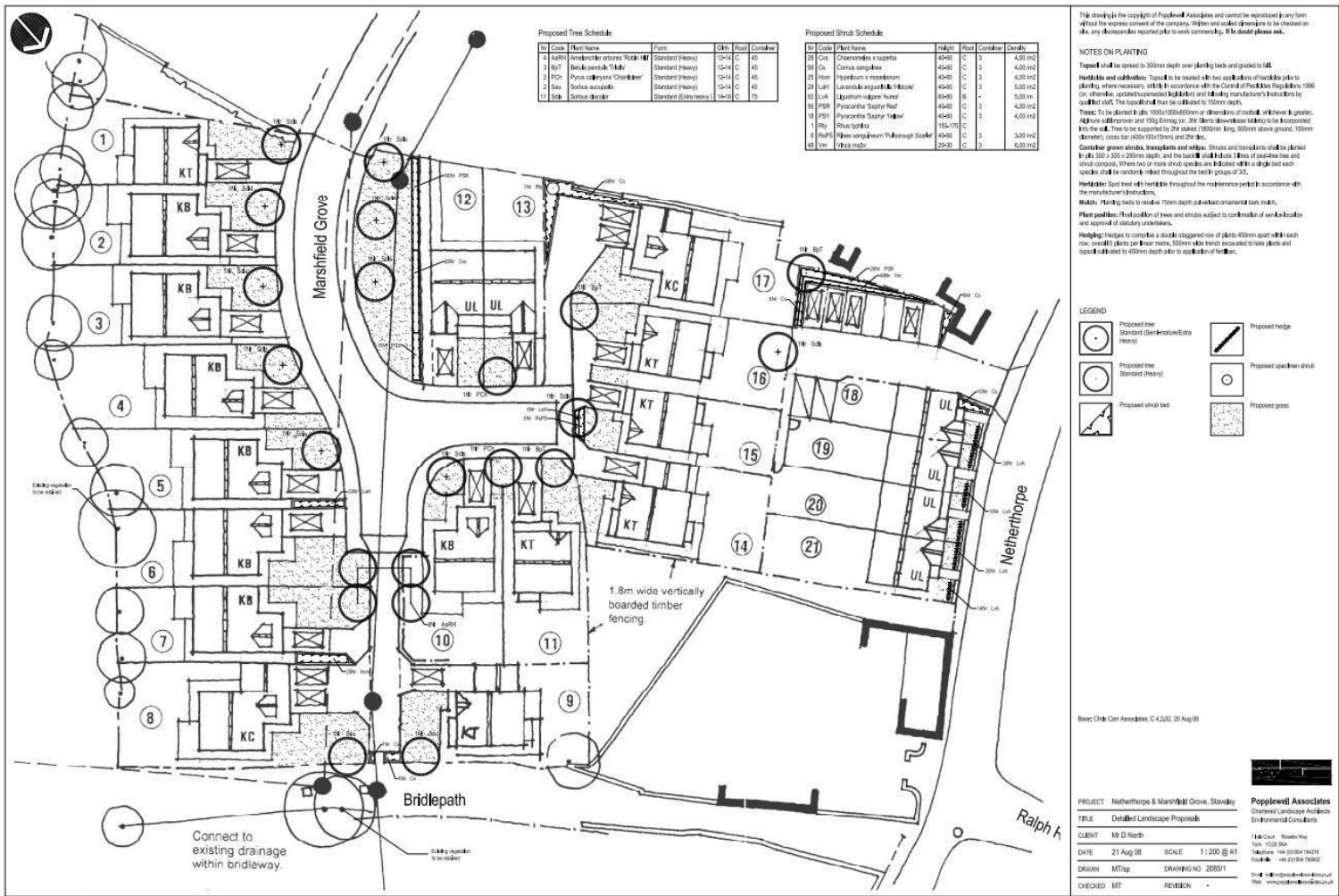
Each party to pay their own legal costs incurred.

VIEWING

For an appointment to view or further information please contact;

Charlie Burrows

e: charlieb@commercialist.co.uk t: 07923 448308



IMPORTANT NOTICE – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.