

Babbington Street, Tibshelf, Alfreton, Derbyshire DE55 5QD

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 EPC D

£400,000

PINEWOOD



# Babbington Street Tibshelf Alfreton Derbyshire DE55 5QD

**£400,000**

**3 bedrooms  
2 bathrooms  
2 receptions**

- SUPERB OPPORTUNITY FOR DEVELOPER - FULL PLANNING FOR TWO SETS OF THREE STOREY THREE BED DWELLINGS
- CURRENT PLANNING INCLUDES A DOUBLE HEIGHT EXTENSION TO THE CURRENT DWELLING
- MOST OF THE PREPARATORY WORKS HAVE BEEN COMPLETED (PLEASE ASK FOR MORE DETAILS)
- FIVE PITS TRAIL RUNS THROUGH THE VILLAGE - IDEAL FOR WALKS AND BIKE RIDES
  - PRIME LOCATION IN A SEMI RURAL VILLAGE
- EASY ACCESS TO THE M1 MOTORWAY JUNCT 28 AND MAIN COMMUTER ROUTES
  - DRIVEWAY PARKING FOR ONE CAR TO EACH PROPERTY
  - SOUTH WEST FACING REAR GARDENS TO EACH PROPERTY
    - POPULAR RESIDENTIAL ESATE
- PLOT SIZE APPROX 36m X 23m - GREAT GROSS DEVELOPMENT VALUE



## CALLING ALL BUILDERS/DEVELOPERS

A DETACHED HOUSE WITH LAND AND PLANNING FOR FOUR DWELLINGS... A superb opportunity for builders, developers and renovators alike!

This three-bedroom detached home has land with full planning for the construction of four three bed, three storey semi detached dwellings with parking for eight cars.

This property comes with land and full planning permission already in place, allowing you to begin building immediately. Much of the preparatory work has been completed, ( please ask for more information) providing a solid foundation for your project. The approved plans include a double height extension to the existing detached house, offering fantastic potential to transform and enlarge this attractive home. A rare chance to create something truly special with endless possibilities

The detached house briefly comprises: Entrance Hall with lovely staircase, cloakroom WC, lounge, separate dining room, fitted kitchen, wet room and a spacious conservatory. To the first floor there are three double bedrooms and a family bathroom. Outside there is a generous garden to the rear and larger than average garage with workshop. The garage and workshop would be ideal for anyone who has a hobby for example wood working or a mechanic.

Planning details are as follows: The local council is Bolsover District - Planning Application 24/00048/FUL - Development of 4 semi-detached dwellings and two storey rear extension to number 17 Babbington Street

If location is your thing, Tibshelf is a popular village with a range of local amenities and facilities to include a late opening Co-op, general store/post office, medical centre, chemist, public houses, fast food outlets, village hall, church and a range of well regarded schooling. The Five Pits Trail runs through the village, which would be of interest for those who enjoy walking or cycling.

Please call Pinewood Properties with any questions you may have or book a viewing on site - pre approved viewings only.

### HALL

### LOUNGE

11'11" x 11'10" (3.64 x 3.63)

### DINING ROOM

13'5" x 11'10" (4.11 x 3.63)

### KITCHEN

18'8" x 9'5" (5.69 x 2.89)

### CONSERVATORY

12'1" x 8'6" (3.69 x 2.61)

### WET ROOM

7'11" x 6'0" (2.43 x 1.83)

### GROUND FLOOR WC

5'8" x 3'10" (1.74 x 1.17)

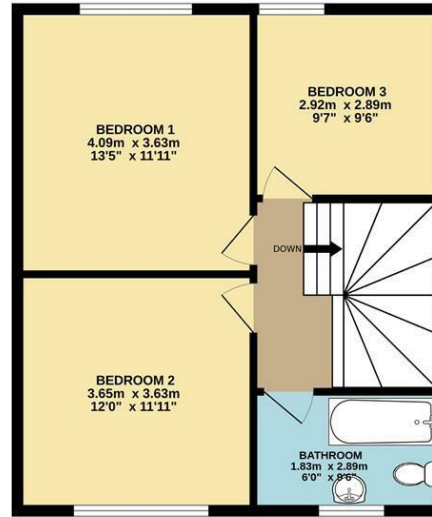
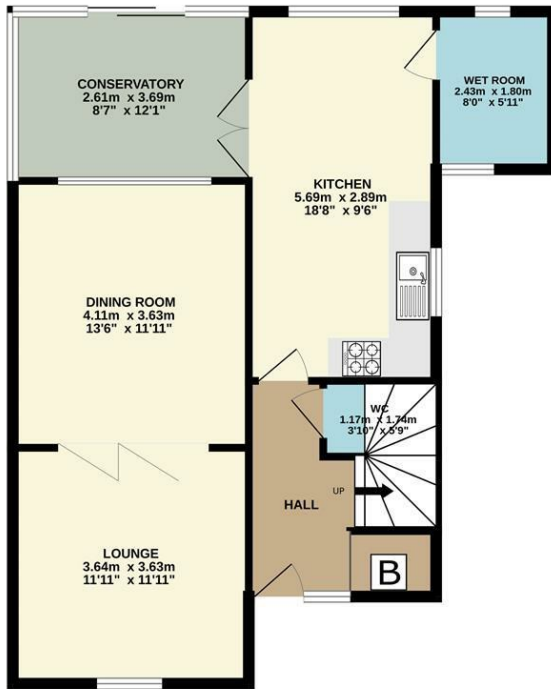
### BATHROOM

9'5" x 6'0" (2.89 x 1.83)



GROUND FLOOR  
68.0 sq.m. (732 sq.ft.) approx.

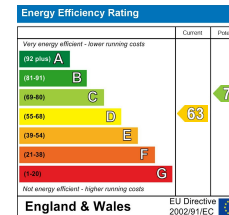
1ST FLOOR  
50.4 sq.m. (543 sq.ft.) approx.



TOTAL FLOOR AREA : 118.5 sq.m. (1275 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### BEDROOM ONE

13'5" x 11'10" (4.09 x 3.63)

### BEDROOM TWO

11'11" x 11'10" (3.65 x 3.63)

### BEDROOM THREE

9'6" x 9'5" (2.92 x 2.89)

### EXTERIOR

### RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

### GENERAL INFORMATION

TENURE - FREEHOLD

COUNCIL TAX BAND C - BOLSOVER DISTRICT COUNCIL

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

EPC RATED D

TOTAL FLOOR AREA - 1275.00 sq ft / 118.5 sq m

### DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.

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