



## Land to the Rear of 97 Chesterfield Road

North Wingfield, Chesterfield, S42 5LF

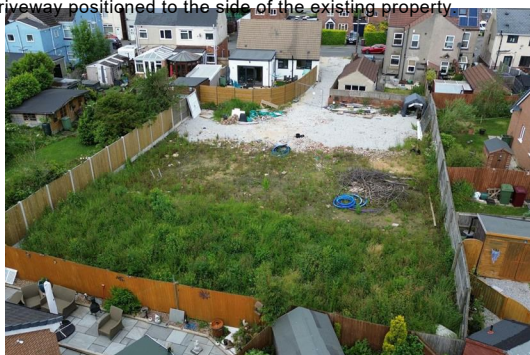
**Offers in excess of £120,000**

\* BUILDING PLOTS \* PAIR OF SEMI-DETACHED BUNGALOWS \* APPROX 950 SQ.FT. PER BUNGALOW \* SERVICES & DRAINAGE IN PLACE \* ENCLOSED PLOT \* POPULAR LOCATION \* POSITIONED TO THE REAR OF RESIDENTIAL PROPERTY \* DRIVEWAY \* LAWFUL DEVELOPMENT CERTIFICATE 29/4/26 26/00186/LDC

Occupying a lovely position and located to the rear of an existing residential property this development opportunity has planning permission granted for a pair of two bedroomed semi-detached bungalows which will provide approximately 950 sq.ft. of living accommodation and boasts exceptionally good-sized plots for properties of this type.

The site itself has had drainage installed and services are ready to be connected. The site also has fully fenced boundaries to all sides.

Access is from a driveway positioned to the side of the existing property.



## LOCATION

North Wingfield is a village in the North East Derbyshire district of Derbyshire and is well served with amenities, facilities and schools. The village also boasts ease of access to transport links including the M1.

## ACCESS

Access is gained via a driveway to the side of number 97 Chesterfield Road.

## TENURE & METHOD OF SALE

The land is being sold Freehold with vacant possession.

## RIGHTS OF WAY, WAYLEAVES & EASEMENTS

We are not aware of any public rights of way crossing the property.

The property is sold subject to, and with the benefit of all rights of way whether public or private, water, drainage, water courses, light, wayleaves and other easements, quasi or reputed easements and right of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

## SERVICES

Services are ready to be connected from the main road.

Drainage has already been installed.

## PLANNING PERMISSION

Outline planning has been granted for 2 dwellings (a pair of bungalows). All documents can be viewed on the North East Derbyshire District Council Planning Portal quoting reference numbers: 24/00183/OL and 23/01116/RM

## VIEWING

Strictly by appointment with W T Parker on 01246 232156

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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