

-  - Proposed roofing
-  - Permeable paving
-  - Road / Pavement
-  - Wildflower planting
-  - Existing woodland
-  - Potential garden waste location
-  - Waste / Recycling bin storage
-  - Bike storage
-  - Proposed planting
-  - Proposed Hedgerow
-  - Existing planting
-  - M4(2) compliance capable dwellings
-  - Street Lighting (Lampost)
-  - Street Lighting (Ballard Lighting)



7. SITE BOUNDARIES - The position of any site boundaries shown on this drawing are approximate. The client shall be responsible for confirming the legal position of all site boundaries and shall confirm legal ownership and responsibility for all boundary walls, fences and hedges etc. likely to be affected by the proposed works detailed on this drawing. The client shall be responsible for agreeing all boundary issues with the adjoining landowner prior to any building works being commenced. When setting out proposed works, client / contractor to ensure that above and below ground works are contained solely within applicants land ownership. Alternatively, written permission to be sought from adjoining landowner for any elements of construction extending beyond clients boundary position.
8. MATERIALS - Where required as part of the planning approval, all external materials are to be submitted to, and approved in writing by the local authority planning section prior to work commencing on site. All materials specified are to be used in strict accordance with manufacturers guidance and codes of practice.
9. ORDINANCE SURVEY DATA - Sites and location plan are reproduced under license from the Ordnance Survey. SERVICES - Information given on this drawing regarding the position of any services are given for your assistance and guidance only. Where the works approach the position of services it will be necessary to use locating apparatus or hand excavated trial holes to locate them.
10. DRAINAGE - Please note if any drainage below or within 3 meters of the proposal is found to be a public sewer, permission must be sought by way of a building over agreement from the statutory water authority prior to beginning work on site.
11. MEASUREMENT & DIMENSIONS - All dimensions are in millimetres unless stated otherwise.
12. PARTY WALL ACT - The client shall be responsible for discharging their duties under the Party Wall Act, Act 1996 which requires that persons intending to carry out building works likely to affect an adjoining or nearby property or property boundary to give prior written notification to any neighbouring property owners affected.
13. CDM REGULATIONS 2015 - Clients must be aware of their responsibilities under CDM, under CDM 15 the clients responsibility to appoint the Principal Designer and Principal Contractor under separate appointment.
14. MISCELLANEOUS - We will not consider land ownership or legal matters such as easements of light or air unless specifically requested to do so. The Client should ensure that there are no restrictive covenants or legal restrictions on any work at the relevant property. The Client should also ensure that there are no services e.g. gas, electric, public sewers passing under, over, through or close to the site requiring special permission to work around. GZK accepts no responsibility for any of the above.

Rev	Date	Int	Details
C	22/04/25	BM	Planting altered inline with amended BNG calculation
B	26/02/25	BM	Amendments following consultant responses
A	09/12/24	BM	Planning Amendments

green2k design
Architectural Designers & Chartered Surveyors

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Ripley,
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DE5 3BU

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f 0870 8362206
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Client Details
The Spinney Brimington Limited

Site Address
The Spinney
Woodlands
Brimington
Chesterfield
S43 1BE

Proposed Work
Residential development

Draughtsman Title



The Spinney Woodlands
Brimington, Chesterfield, S43 1BE
Guide price £1,500,000

The Spinney Woodlands

Brimington, Chesterfield, S43 1BE

Price Guided £1,500,000-£1,650,000

FABULOUS NEW DEVELOPMENT FOR 21 PLOTS - OFFERED WITH FULL PLANNING PERMISSION (13/11/2025)- Semi-Detached & Detached Starter Homes!! Approx 1.8 acre site. GDV £4.5m-£4.6m

Situated in this highly sought after residential location which is extremely convenient for local amenities, schools, bus routes and within easy access of Chesterfield town centre, commuter road network links including J29/29a of the M1.

Planning reference- CHE/24/00747/FUL (13/11/2025) and full details can be found on Chesterfield Borough Council Website.

There are no offsite S278 works to be carried out and that both foul waste and sewage waste drainage connections are to be carried out within the site boundary. Site will be completely cleared by vendor.

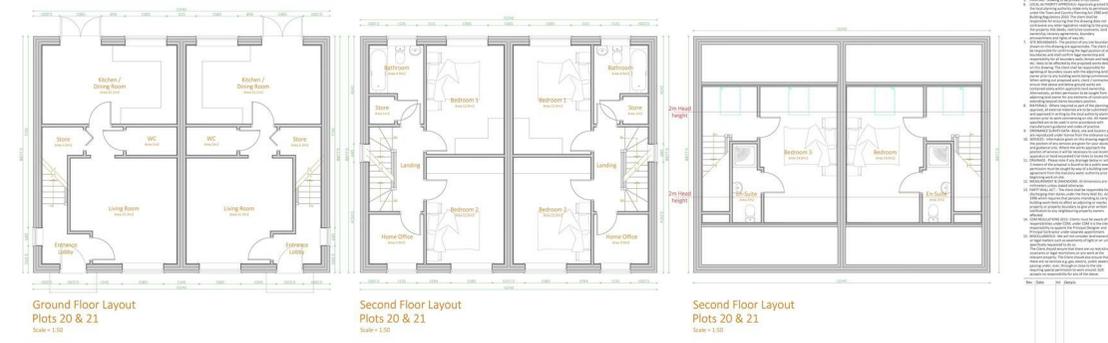
Gas, water and electrics are on site and available for connection (may require upgrading- to be confirmed)

Plot 11 is a detached three storey house, which offers three double bedrooms, two bathrooms and a ground floor W/C. On the first floor, two double bedrooms, a home working office / nursery and a three piece family bathroom. To the second floor is the principle bedroom with en-suite.

Plots 20 and 21 comprise of, three double bedrooms, a home working office / nursery, with a ground floor W/C. On the first floor, two double bedrooms, a home working office / nursery and a three piece family bathroom. To the second floor is the principle bedroom with en-suite.

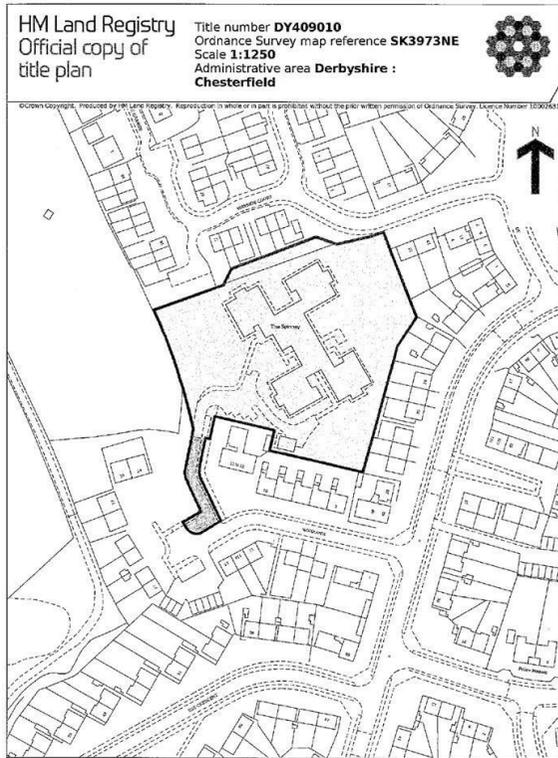
The remaining plots are two double bedrooms, semi-detached with home working office / nursery, and a three piece suite family bathroom, with ground floor W/C.

Contact:- Sophie@wardsestateagents.co.uk Mobile 07301041047 if you would like to register your interest for the site or request either further information or arrange a site visit.



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Floor Plan

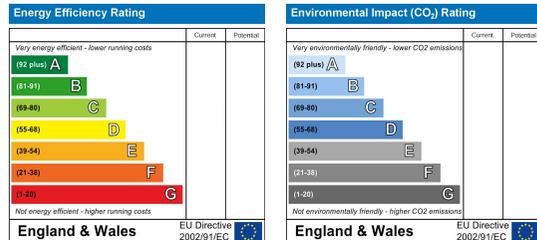


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Viewing

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

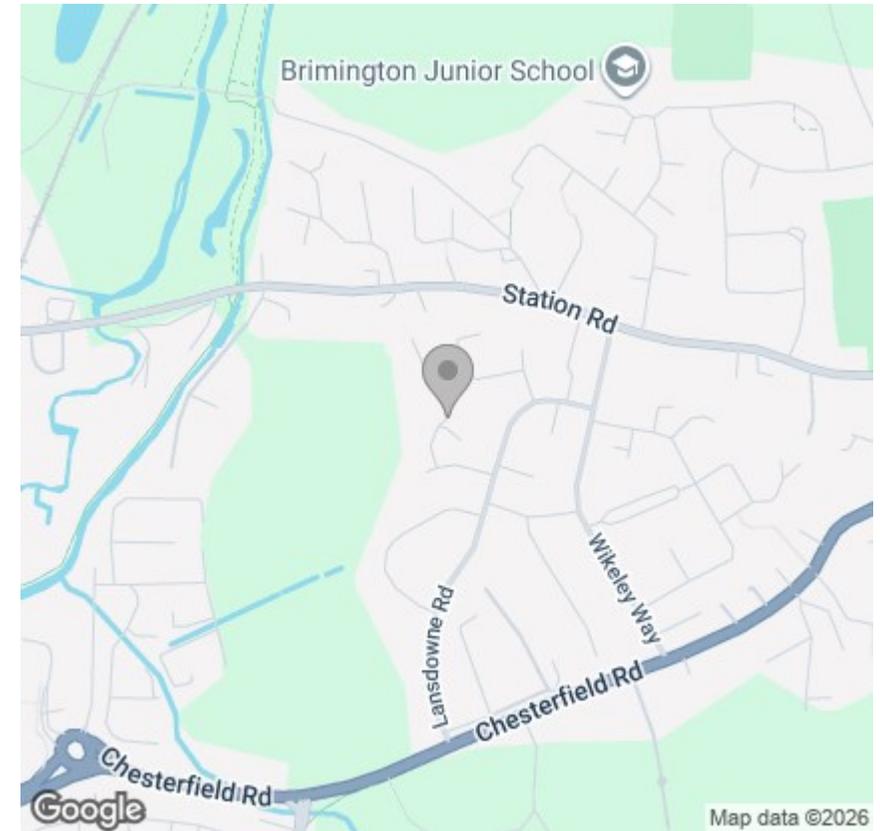
Energy Efficiency Graph



17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

Area Map



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.

