



## 84 Bakestone Moor, Access off Claylands Place, Worksop, S80

40H  
Auction Guide £75,000

- Building Plot
- Outline Planning Approved
- Ideal New Build Project
- Auction Date: 10am - 30/07/2026
- Popular Village Location
- Single Dwelling
- For Sale by Auction

# 84 Bakestone Moor, Worksop S80 4QH

For Sale by Auction - An Excellent Opportunity to Purchase Land Fronting on to The Popular Bakestone Moor Area of Whitwell.

Auction Date: 10am - 30/07/2026

Having Outline Planning Approval for x1 Detached THREE Bedroom Dwelling, this rectangle piece of land is accessed off Claylands Drive and offers excellent potential for a buyer wanting to build their own home.

The proposed dwelling would comprise of: Entrance Hall, Open Plan Living Kitchen Diner, Ground Floor Bedroom and Bathroom. To the first floor; Master Bedroom with En suite, Further Bedroom and Bathroom.  
Vehicle parking to be at the rear.

Viewing of Site is By Appointment Only!



Council Tax Band:



## Application No: 21/00316/REM

BOLSOVER DISTRICT COUNCIL

The Arc, High Street, Clowne, Derbyshire, S43 4JY

19th August 2021

Proposal: Approval of reserved matters in relation to planning permission

19/00478/OUT - Layout, scale, access, appearance and landscaping

Location: 84 Bakestone Moor Whitwell Worksop S80 4QH

Conditions can viewed on line via the Bolsover Council website and searching under planning.

### Services

There are no services connected to the property. Interested parties are advised to make their own enquiries of the Service Providers.

### AML

We are subject to the Money Laundering Regulations 2007. AML regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and solicitors, as well as firms in property, insurance, investment and general finance.

We are therefore obliged to verify prospective purchasers.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.

### Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

### Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

### Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

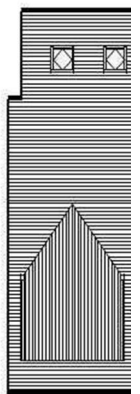
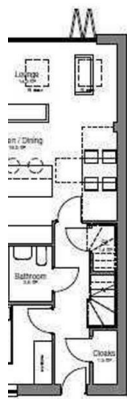
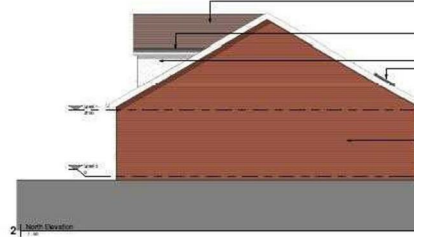
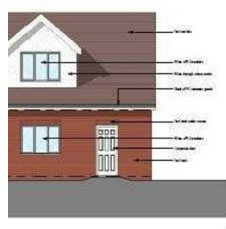
### Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

### Draft Copy

Draft Sales Particulars

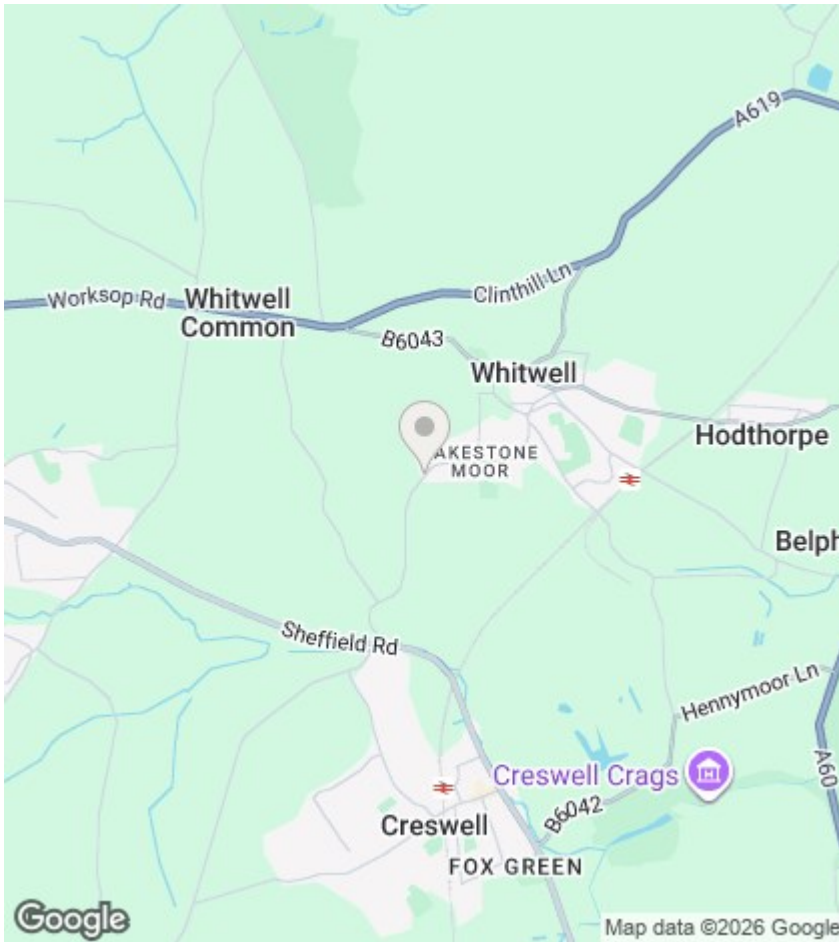
These sales details are awaiting vendor approval



2 | Level 1

3 | Level 2





Directions

Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

EPC Rating: