


Lambert  
Smith  
Hampton

# Peak Court, Chatsworth Road

| Chesterfield | S40 2ZF |

## OPPORTUNITY SUMMARY

- ✓ Fully Let Residential Investment
- ✓ Producing £80,400 Per Annum
- ✓ Long Standing Tenants
- ✓ Potential For Rental Growth
- ✓ Popular Location

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# FOR SALE FREEHOLD – FULLY LET RESIDENTIAL INVESTMENT

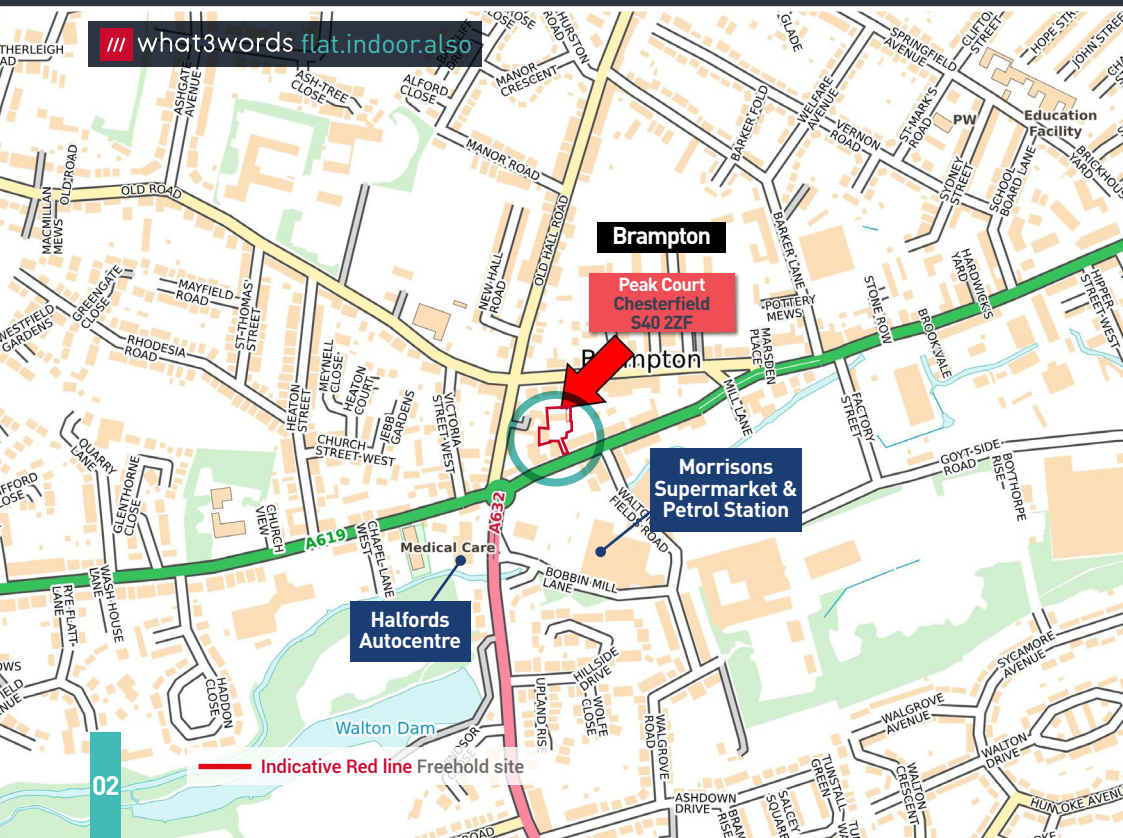
Potential For Rental Growth



## Location

The property is situated in the Brampton area of Chesterfield approximately 1.42 miles from Chesterfield railway station. The surrounding area is predominantly residential, with a mix of terraced houses and commercial establishments along Chatsworth Road.

Chatsworth Road (A61) is well connected by major roads and transport links and is a key arterial route that directly passes the property, providing easy access to Chesterfield and connecting to larger cities such as Sheffield to the north and Derby to the south. Additionally, the A617 is situated about 1.5 miles to the east, linking Chesterfield to the M1 motorway and surrounding areas. Junction 29 of the M1 motorway is approximately 5 miles away, offering quick access to the wider motorway network.



## Description

The property comprises a well maintained portfolio of 10 x individual properties arranged in two distinct elements as follows:

Detached block of terraced houses comprising **No.'s 1 to 4.**

Number	Type	Bedrooms	Sq M	Sq Ft
1 Peak Court	End Terrace House	3	97.36	1,048
2 Peak Court	Mid Terrace House	3	104.06	1,120
3 Peak Court	Mid Terrace House	3	106	1,141*
4 Peak Court	Mid Terrace House	3	104.13	1,121

\*Measurement taken from EPC.

Detached Block of Flats comprising **No.'s 7 to 12.**

Number	Type	Bedrooms	Sq M	Sq Ft
7 Peak Court	Ground Floor	2	45.79	493
8 Peak Court	Ground Floor	2	45.54	490
9 Peak Court	First Floor	2	44.09	475
10 Peak Court	First Floor	2	45.39	489
11 Peak Court	Second Floor and Attic	1	61.30	660
12 Peak Court	Second Floor and Attic	1	61.28	660

The terrace town houses are three storey brick built block beneath a pitched tile roof with UPVC double glazed windows and back gardens. All have kitchen and living rooms at ground floor level, two bedrooms and house bathroom at first floor and master bedroom with ensuite on the second floor.

The flats are housed in a three storey brick built block beneath a pitched tile roof with UPVC double glazed windows and back yards for No.'s 7 & 8. All have open plan kitchen and living rooms and bath or shower rooms. No.'s 7, 8, 9 and 10 have two bedrooms and No.'s 11 and 12 have one bedroom, but they both have attic rooms.

Externally, the parking is allocated for each property with the flats having one space allocated and the terrace houses having two spaces allocated for each property.







## Tenancy

The development is fully occupied under the following agreements:

No	Type	Bedrooms	AST Date	Rent PCM	Rent PA
1 Peak Court	End Terrace House	3	16/12/2014	£695.00	£8,340.00
2 Peak Court	Mid Terrace House	3	01/06/2016	£695.00	£8,340.00
3 Peak Court	Mid Terrace House	3	01/02/2023	£695.00	£8,340.00
4 Peak Court	Mid Terrace House	3	16/12/2014	£695.00	£7,800.00
7 Peak Court	Flat	2	copy awaited	£615.00	£7,380.00
8 Peak Court	Flat	2	10/04/2015	£615.00	£7,380.00
9 Peak Court	Flat	2	15/03/2023	£615.00	£7,380.00
10 Peak Court	Flat	2	30/05/2025	£725.00	£8,700.00
11 Peak Court	Flat	1	30/05/2025	£675.00	£8,100.00
12 Peak Court	Flat	1	28/05/2025	£675.00	£8,100.00
Total:				£6,700 PCM	£80,400 Per annum

## EPC

The property  
has EPC ratings  
as follows:

	EPC Rating
1 Peak Court	C:78
2 Peak Court	C:78
3 Peak Court	C:77
4 Peak Court	C:78
7 Peak Court	C:78
8 Peak Court	C:78
9 Peak Court	B:81
10 Peak Court	B:81
11 Peak Court	C:80
12 Peak Court	C:80

Detached Block of Flats comprising  
No.'s 7 to 12.



Indicative Red line Freehold site



## Site Area

The property is on a total site area of approximately **0.131 hectares (0.323 acres)**. The portfolio **excludes 5 Peak Court** which has been sold off previously.

## Tenure

The property is held Freehold under Title Number **DY285828**.

## VAT

VAT may be payable at the prevailing rate.

## Legal costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Terms

Price on Application for the Freehold interest.



Detached block of terraced houses comprising No.'s 1 to 4.

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## Viewing and Further Information

For viewings and further details, please contact:

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### SALE ON BEHALF OF THE JOINT LPA RECEIVERS

This property is being marketed for sale on behalf of the Joint LPA Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint LPA Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint LPA Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.