



£250,000 Freehold

LAND AT BAKER STREET | CRESWELL | WORKSOP | S80 4HQ

**BuckleyBrown**  
ESTATE AGENTS

## DEVELOPMENT OPPORTUNITY | RESIDENTIAL FOCUS WITH COMMERCIAL POTENTIAL

An excellent and versatile development opportunity in the well-established village of Creswell, near Worksop.

Extending to approximately 0.3 acres, this cleared site presents a rare chance for developers and investors to deliver a high-quality scheme.

Full planning permission was granted on 30th April 2025 (Ref: 24/00576/FUL) for the construction of four semi-detached bungalows, offering an attractive and in-demand residential development within an established location.

The site has been cleared following demolition, allowing immediate progression to development.

Previously approved for commercial use, the site also demonstrates flexibility for alternative schemes (subject to the necessary consents).

A highly adaptable opportunity with strong potential to maximise value and deliver an excellent return.

For further information, please contact the office.





### Planning Reference

Reference - 24/00576/FUL

Council - Bolsover District Council

Decision - Conditional Planning

Proposal - Four Semi-Detached  
Bungalows

### Gross Development Value

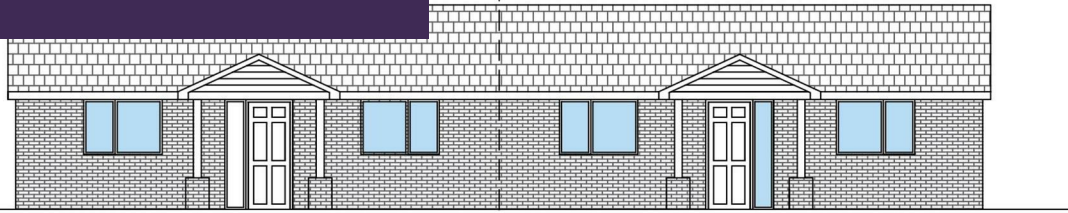
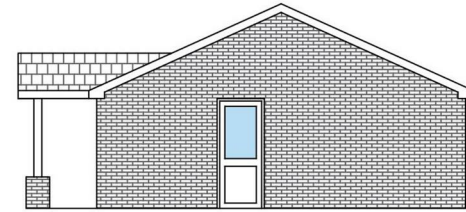
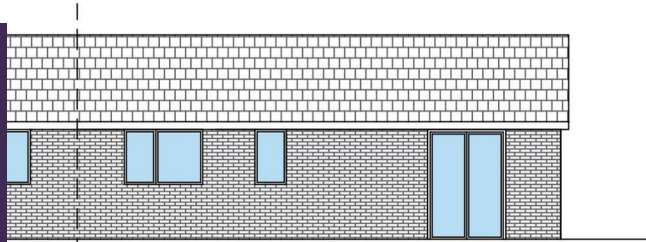
Please call our helpful team or visit a local  
branch, to discuss the GDV of the site in  
more detail.



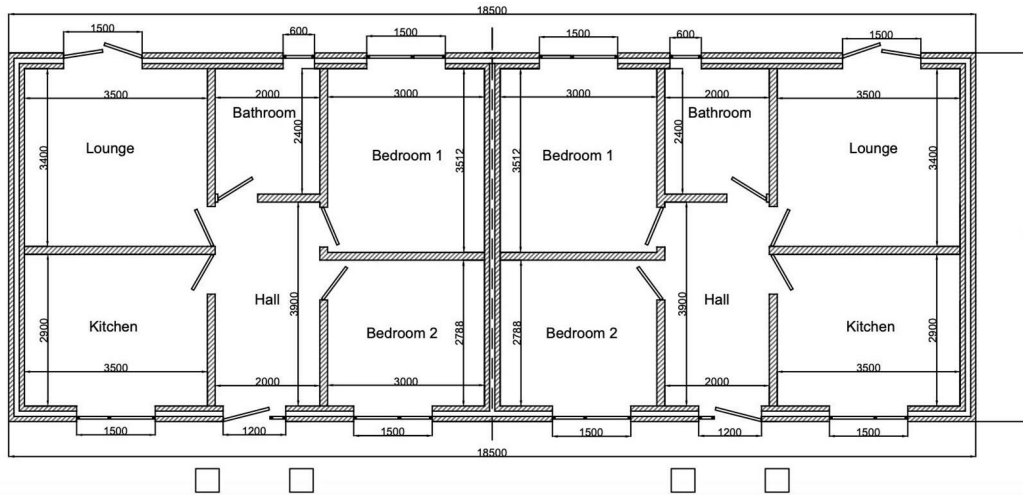
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 CRESWELL  
 WORKSOP  
 S80 4HQ



Existing First Floor



Scale 1:100@A3

Land To The rear of  
 39 Baker Street S80 4HQ

Mr Tyron Robinson  
 Project:  
 Bungalow Plots, Block 1  
 Proposed Elevations/Layouts  
 Drawing No: 24/731  
 Date:04/12/2024

Harwood-Stone Design  
 81A Newbold Road  
 Chesterfield  
 S41 7PU

Harwood-Stone  
 Design

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