

£230,000 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 Refrence

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.

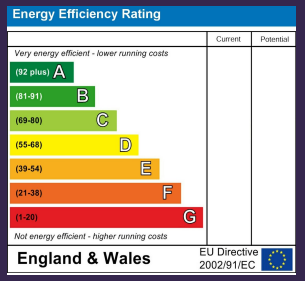







35
41
29
27
13
21
Block 1
Block 2
DOVER STREET
N
W
S
Scale 1:500@
Land To The rea
39 Baker Street S8
Mr Tyron Robinson
Project:
Bungalow Plots
Proposed Site Plan
Drawing No: 24/735
Date:04/12/2024
Harwood-Stone Design
81A Newbold Road
Chesterfield
S41 7PU
Mob: 07874 759 365
Email: harwoodbuildingdesign@

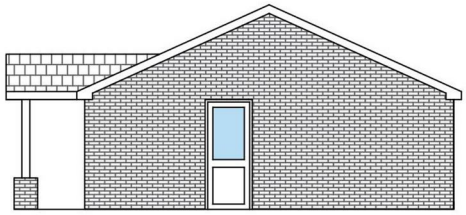
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

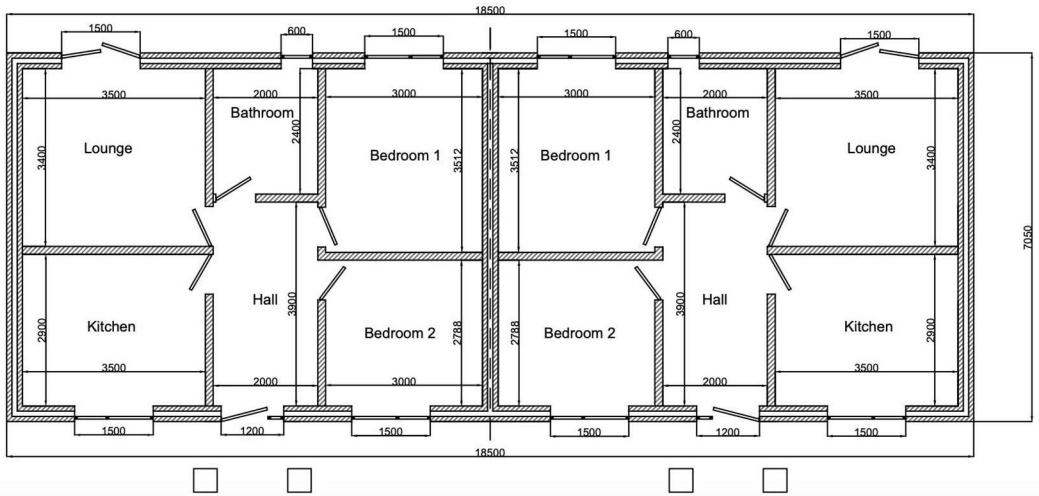


LAND AT BAKER STREET
CRESWELL
WORKSOP
S80 4HQ



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

Mob: 07874 759 365
Email: harwoodbuildingdesign@gmail.com

BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND t: 01623 633 633
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP t: 01623 633 633
1 Market Place | Bolsover | Chesterfield | S44 6PN t: 01246 605121
www.buckleybrown.co.uk

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