



158 Middlecroft Road South,
Staveley S43 3NG

OFFERS IN THE REGION OF

£65,000



WILKINS VARDY

OFFERS IN THE REGION OF

£65,000

UNCONDITIONAL OFFERS INVITED - SINGLE BUILDING PLOT WITH EXPIRED PLANNING PERMISSION FOR A DETACHED 4 BED HOUSE

A rare opportunity has arisen to purchase this corner building plot extending to approximately 288 square meters and having previous Reserved Matters approval from Chesterfield Borough Council for a three storey, four bedroomed, two bathroomed detached family home.

This level corner plot is well placed for accessing the nearby schools and amenities in Inkersall and Staveley, and well positioned for routes into the town centre and towards the M1 motorway.

- Single Building Plot with Lapsed Planning Consent
- Two Planning Conditions Satisfied
- Bathroom & En-Suite
- Open Plan Dining Kitchen
- Previous Consent CHE/17/00653/REM
- Previous Reserved Matter Approval
- Previous Consent for Four Bed Detached Family Home
- Ground Floor WC
- Generous Lounge

Covenant Removal

We have discovered that Chesterfield Borough Council have a covenant on the land preventing development.

However, the council have agreed for the covenant to be removed at the point of completion of the plot sale, and the seller has agreed to pay their fees.

Planning

The plot previously held outline planning consent from Chesterfield Borough Council ref CHE/17/00156/OUT for the erection of one house dated 6th July 2017 and Reserved Matters approval ref CHE/17/00653/REM dated 27th June 2018. The outline consent stated that development should begin before the expiry of five years from the date of the outline permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

We are ideally looking for unconditional offers.

Copies of the previous approval notice and drawings are available from branch or online at www.chesterfield.gov.uk.

Planning Conditions Discharged

We have an approval notice dated 19th June 2018 stating that conditions 4 (drainage) and 5 (materials) have been discharged by Chesterfield Borough Council.

Services

All main services are understood to be available in close proximity to the site, although no formal enquiries have been made with the various suppliers. All interested parties must make their own enquiries as to the cost and practicality of connecting to all services.

Ground Conditions

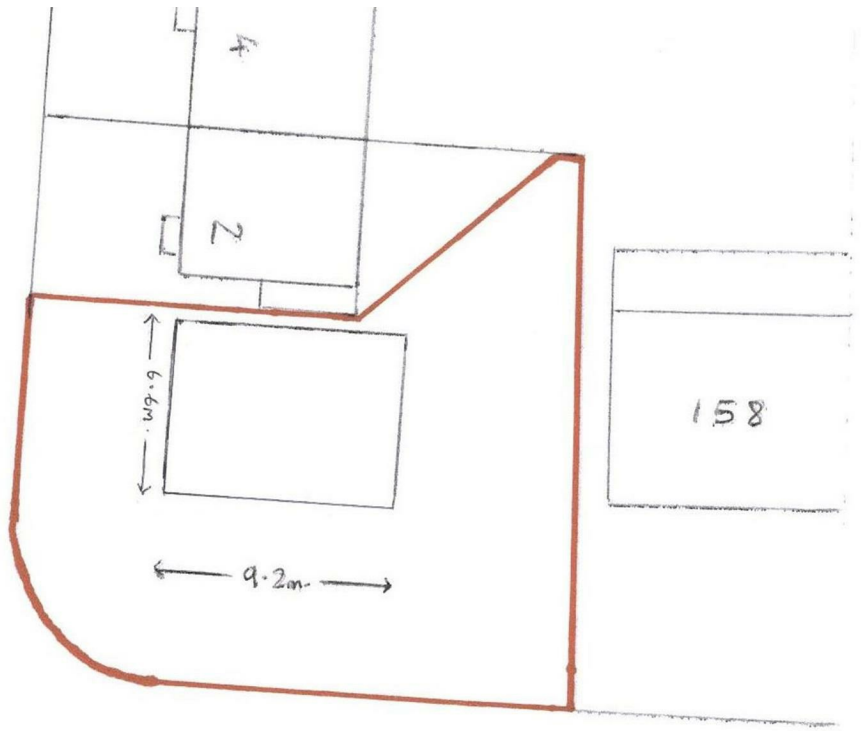
No intrusive ground investigations have been undertaken. It will be the purchasers responsibility to ensure that ground conditions are satisfactory prior to agreeing an offer.

Viewing

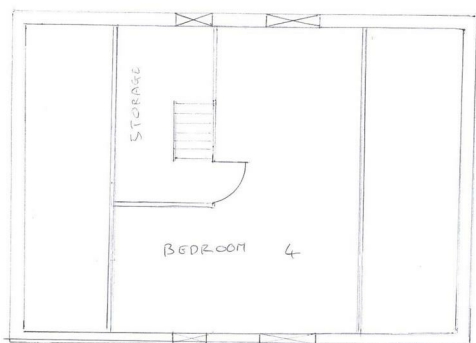
Viewings can be made from the road side.

Community Infrastructure Levy

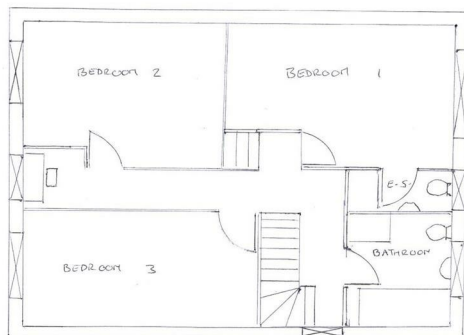
It is understood that CIL will be applicable on this site. Purchasers should make their own enquiries into the financial implications of this.



FINAL PROPOSAL



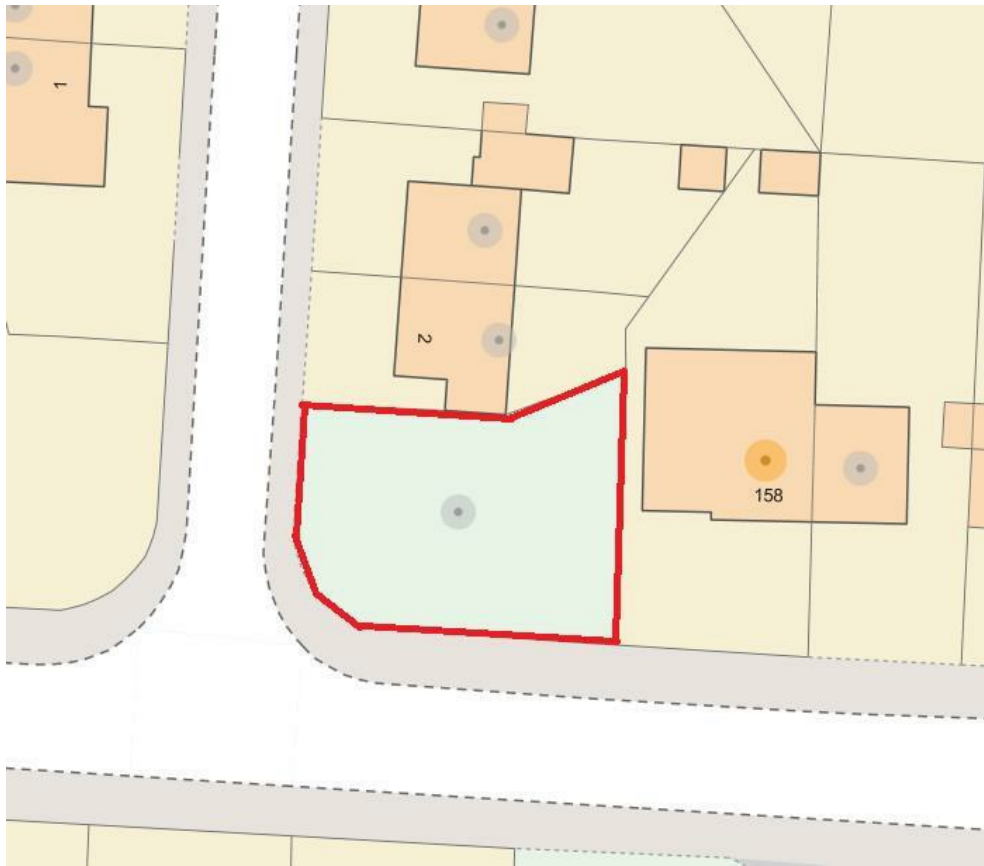
SECOND FLOOR LAYOUT



FIRST FLOOR LAYOUT

SCALE





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

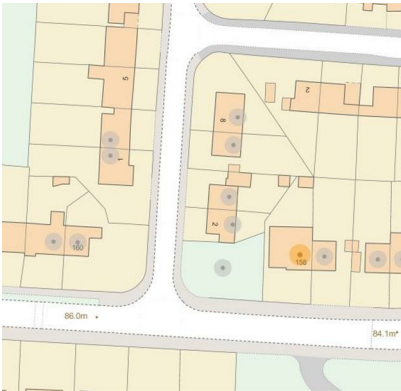
Only items referred to in these particulars are included in the sale.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Springwell Community College Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-varDY.co.uk