



Building Plots to the Rear of 6 Neale Street

Clowne, Chesterfield, S43 4RX

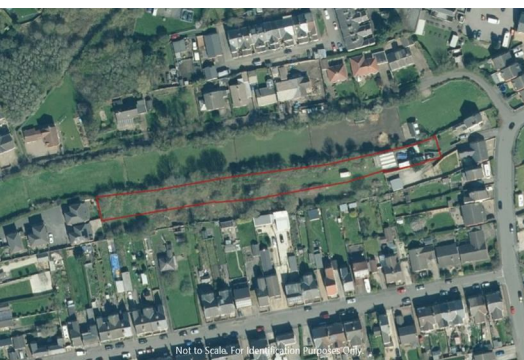
Guide Price Guide price £275,000

* BUILDING LAND * PERMISSION FOR FIVE DOUBLE FRONTED DETACHED DWELLINGS * READY TO BUILD * ADJACENT TO Paddock LAND * SERVICES READY TO CONNECT * POPULAR LOCATION * POSITIONED TO THE REAR OF RESIDENTIAL PROPERTY * PLANNING REFERENCES 22/00039/OUT & 25/00055/REM

Occupying a lovely position and located to the rear of an existing residential property this development opportunity has planning permission granted for FIVE detached houses which will have a lovely aspect onto adjacent paddock land.

The site itself has services which are ready to be connected and have had the boundaries professionally measured and pegged out.

Access is from a driveway positioned to the side of the existing property.



DESCRIPTION

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LOCATION

Located in the county of Derbyshire, Clowne is a small town approximately 7 miles from Chesterfield and 9 miles from Sheffield. The town has a strong sense of community, is well served with amenities and facilities and surrounded by beautiful and picturesque countryside.

ACCESS

Access to the site is gained via a driveway between numbers 6 & 8 Neale Street. The land is positioned to the rear of No 6 and is adjacent to a neighbouring paddock.

TENURE AND METHOD OF SALE

The land is being sold Freehold with vacant possession.

RIGHTS OF WAY & EASEMENTS

We are not aware of any public rights of way crossing the property.

The driveway will also be shared with 6 & 8 Neale Street.

SERVICES

Services are ready to be connected from Neale Street.

PLANNING PERMISSION

Outline planning has been granted for five detached dwellings. All documents can be viewed on Bolsover District Council Planning Portal quoting reference numbers 22/00039/OUT & 25/00055/REM

It is also worth noting that site investigations have been completed, drainage plans have been signed off by Severn Trent, thereby providing a pretty much 'ready-to-build' site.

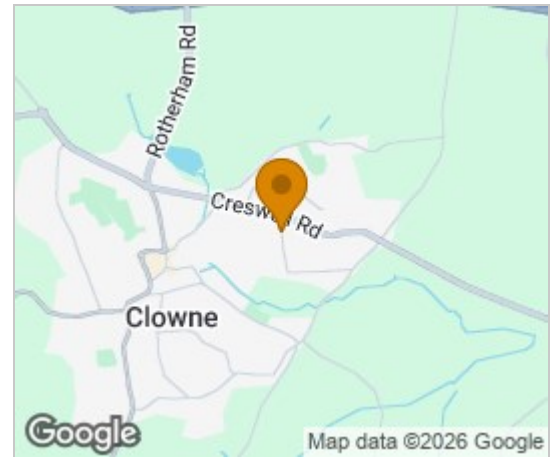
VIEWING

Strictly by appointment with W T Parker 01246 232156

FURTHER INFORMATION

For further information please contact Rachael Grange on 01246 232156 / 07712 289243 / rachael@wtparker.com

Area Map



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