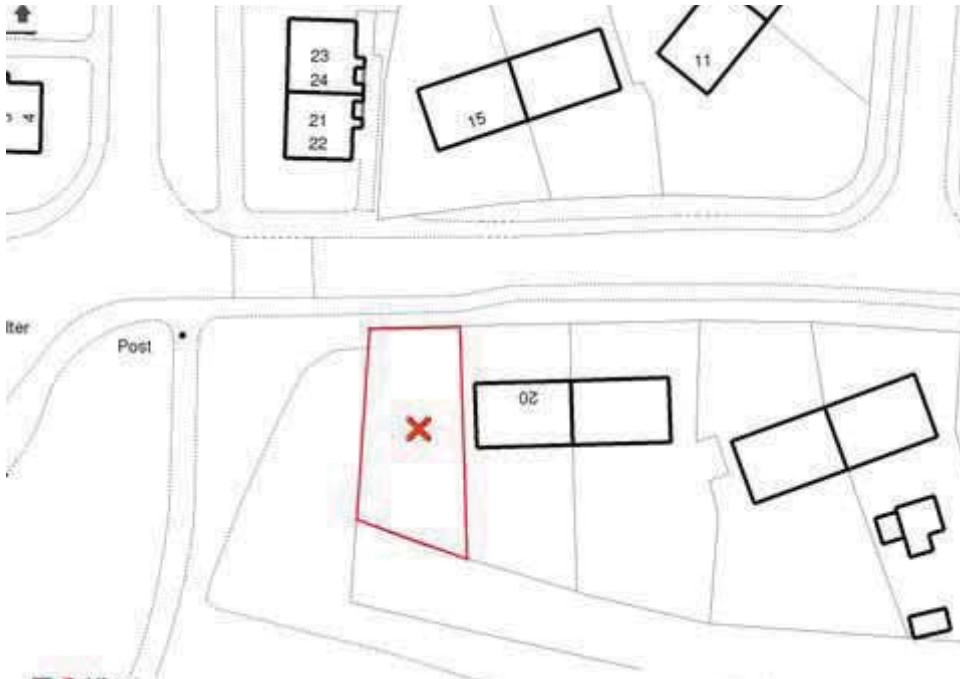


Building Plot Adjacent 20 Harehill Road, Grangewood, Chesterfield, Derbyshire S40 2JA

***GUIDE PRICE: £20,000+ (plus fees)**



An excellent opportunity to purchase a piece of development land with reserved matters planning approval.

This affordable building plot has reserved matters planning approval from Chesterfield Borough Council for a pair of 2 bedroomed semi detached houses with an anticipated end sales value in the region of £125,000 per plot £250,000 total.

Description:

Location: The plot is located in this established residential area, being well placed for access into the Town Centre and for routes towards Sheffield and the M1.

Description: The plot also has outline planning approval for a detached bungalow, which might suit a self builder.

Planning: Two separate outline Planning Consents have been granted by Chesterfield Borough Council for a detached bungalow for a pair of semi detached houses. A copy of the decision notice ref. CHE/17/00252/OUT dated 5th September 2017 (Houses) and CHE/16/00145/OUT dated 13th May 2016 (Bungalow) are available at our office or online at www.chesterfield.gov.uk, together with copies of the approved plans. We also hold copies of the reserved matter approval notice for the houses (CHE/18/00596/REM) dated 31st October 2018. The purchaser will be responsible for compliance with all the conditions in the planning consent notice. With regards to application CHE/16/00145/OUT (bungalow), conditions 6,8,5 have already been discharged.

Services: All main services are understood to be available in the proximity, although prospective purchasers are responsible for satisfying themselves as our clients do own the adjacent property.

Ground Conditions: Drilling investigations have been undertaken by the landowner, and a report is available from Ground Support Services (UK) Ltd dated 07/10/16 from our Chesterfield branch. This report suggests that grouting works will be needed within the plot, which will be the

responsibility of the purchaser to undertake.

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.

Tenure: See Legal Pack

Local Authority: Chesterfield Borough Council

Solicitors: Elliot Mather LLP, St Marys Court, Block A, St Marys Gate, Chesterfield, S41 8TP. Tel: 01246 231288. Ref: Andrew Yates.

Energy Performance Certificate (EPC): Current Rating N/A

Additional Fees

Buyer's Premium: £1,750 plus VAT (£2,100 inc VAT), payable on completion.

Administration Charge: £950 inc VAT payable on exchange of contracts

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.