

## Residential Development Opportunity

Mansfield Road, Chesterfield, Derbyshire, S41 0JH



## Freehold Residential Development Opportunity Offers Invited plus VAT Sole Selling Agents

- Attractive residential development opportunity in the popular Chesterfield suburb of Hasland
- Full Planning with Conditions has been granted for the demolition of public house and ancillary buildings/structures and construction of 3 houses and 2 bungalows (with rooms in the roof space)
- In close proximity to numerous local amenities, licensed premises and Hasland Hall Community School
- Likely to be of interest to regional/local developers, builders and investors

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### Location

Hasland is a suburb of Chesterfield situated south east of the town centre with a population of 6,600 in South Yorkshire, located approximately 11 miles north west of Mansfield and 2 miles from Chesterfield. The proposed development scheme is located slightly set back from the main Mansfield Road and the Furnace Hillock Way roundabout, off the A617 trunk road surrounded by a number of private residential dwellings and open green land.

### Accommodation

The proposed scheme is situated on the site of the Telmore Lodge public house.

Nearby amenities include Hasland Hall Community School, a theatre, numerous retailers and a number of licensed premises and restaurant/cafes.

The accommodation offered is as follows:

Property Type	Number of Units
4-Bedroom detached dwelling	3
4-Bedroom detached bungalow	2

**There is a there is an additional piece of adjoining land to the rear which is available via by separate negotiation.**

**This site represents an exciting opportunity to create an attractive residential scheme in the strategically positioned suburb of Hasland near Chesterfield. The scheme is likely to be of interest to regional/local self-builders, investors and developers.**



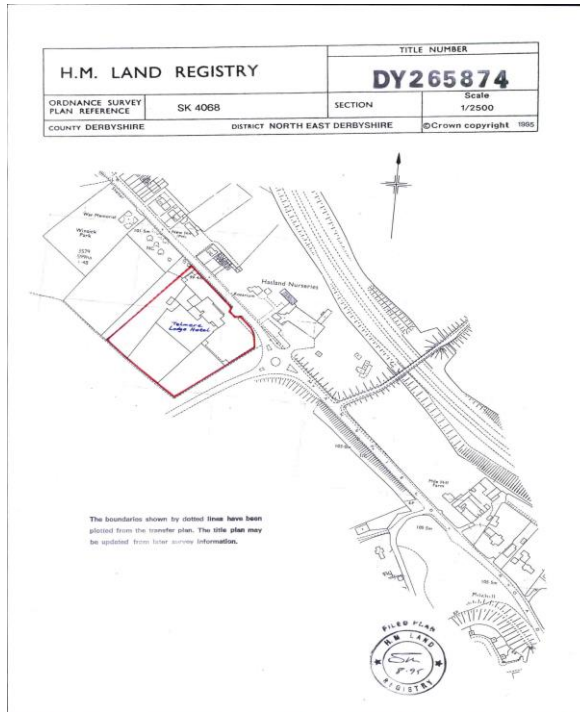
☎ 0113 8800 850

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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 11 April 2018 at 15:54:11. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Nottingham Office.

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## General Information

### Local Planning Authority

North East Derbyshire District Council, 2013 Mill Lane, Wingerworth, Chesterfield, S42 6NG.

The site is sold with the benefit of full planning with conditions for the demolition of public house and ancillary buildings/structures and construction of 3 houses and 2 bungalows (with rooms in the roof space). Planning Application Ref: 15/01141/FL.

### Ground Survey Report

A copy of a ground survey report dated March 2018 is available upon request.

### Highways

Purchasers are advised to satisfy themselves of the specification of any Highways works.

### Services

It is understood that all the usual services are available in the adjacent highway but prospective purchasers should undertake their own investigations with the relevant utility companies to ensure all services are available and adequate for the proposed development.

### VAT

VAT will be payable if applicable.

### CIL

Prospective purchasers are advised to take their own advice.

### Site Plans and Associated Documents

Site plans and associated documents are available to size A3 on request.

### Viewing

Please contact the agency to arrange a viewing or for access to the site. Formal viewings are strictly by appointment only.



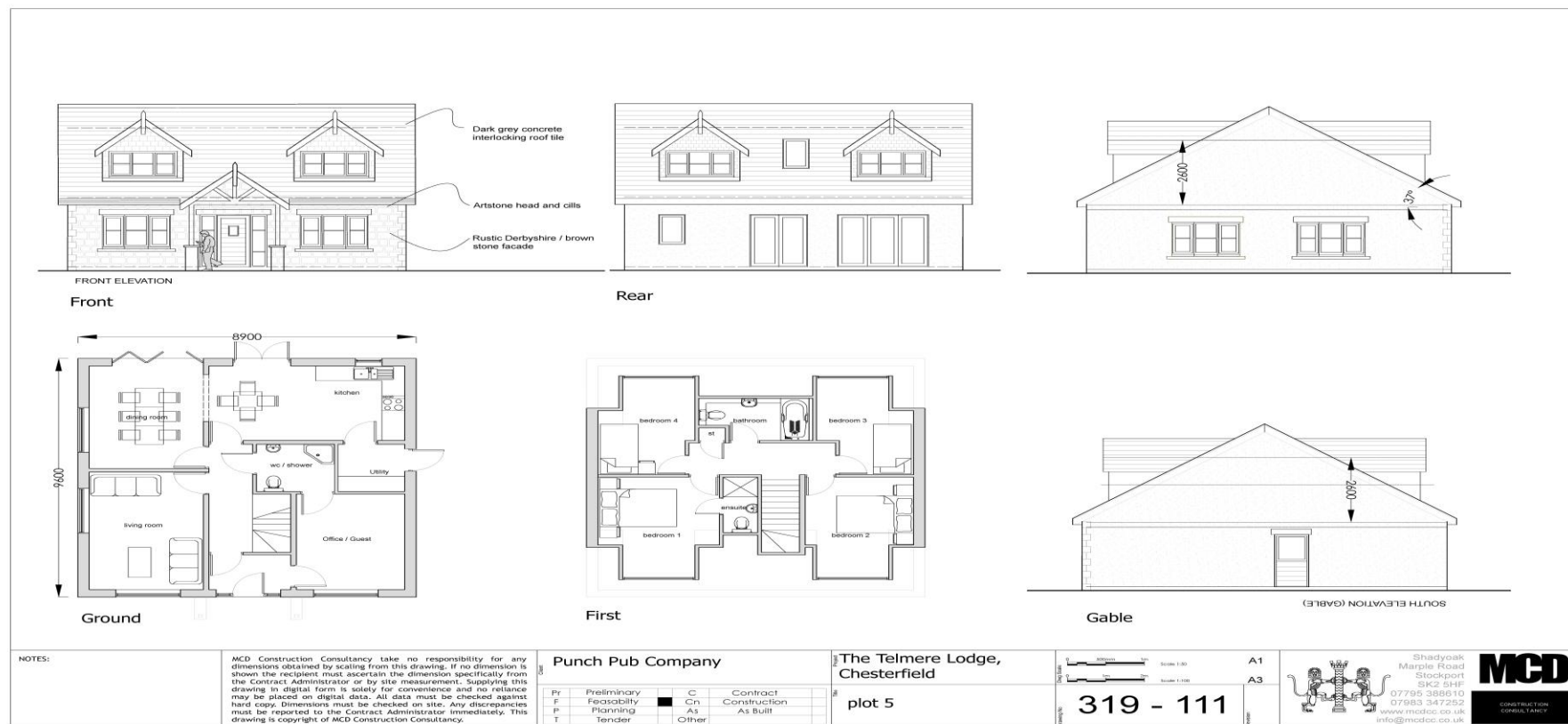
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### Agent Details

For further details please contact



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