

# Development Site and Woodland For Sale

**Land at Loundsley Green, Ashgate,  
Chesterfield**

Detailed Planning Consent for 13 Detached Houses  
and Adjoining Woodland

**Guide Price: £950,000**  
**Available in 2 Lots or as a Whole**



## Description

An excellent and unique opportunity to acquire approx. 40.66 acres of land total. The Property consists of two lots, available separately or as a whole:

### Lot 1: Loundsley Green Development Site – Guide Price: £750,000

A prime development site of approx. 2.63 acres edged red on the Site Plan. It is currently grassland and has the benefit of detailed planning consent for 13 detached houses (as shown on the Site Layout Plan) subject to conditions.

### Lot 2: Ashgate Plantation – Guide Price: £200,000

A mature woodland of approx. 38.03 acres edged green on the Site Plan. It neighbours the development site and excludes the active telecommunication masts shown on the Site Plan. The sale of the Plantation to be subject to a 10 year Management Plan for the benefit of Lot 1 the cost of which is to be borne by the buyer of Lot 1.

## Location

The property is in the Loundsley Green and Ashgate area on the western edge of Chesterfield, approx. 2km from the town centre. The development site and adjoining woodland have excellent access to both the countryside and amenities of Chesterfield. Access to the site is from Loundsley Green Road (B6150), while Ashgate Plantation has access from both Loundsley Green Road and Ashgate Road.

## Overage

The sale of the woodland will be subject to an overage clause of 33% of any uplift in value (including that of associated amenity use) from that of existing woodland use for a period of 25 years.



## Planning

Copies of the Planning Consent are available along with copies of the documents used for the planning application on request and can be viewed on Chesterfield Borough Council Planning Portal with references CHE/15/00835, CHE/19/00093/REM (reserved matters approval) and CHE/19/00643/DOC (discharge of conditions). Documents can be found on the Council's Portal with this link: [CHE/19/00093/REM | Reserved matters for CHE/15/00835/OUT - new build residential development consisting of 13 new build detached properties. | Development Land West Of Loundsley Green Road Loundsley Green Chesterfield Derbyshire](#)

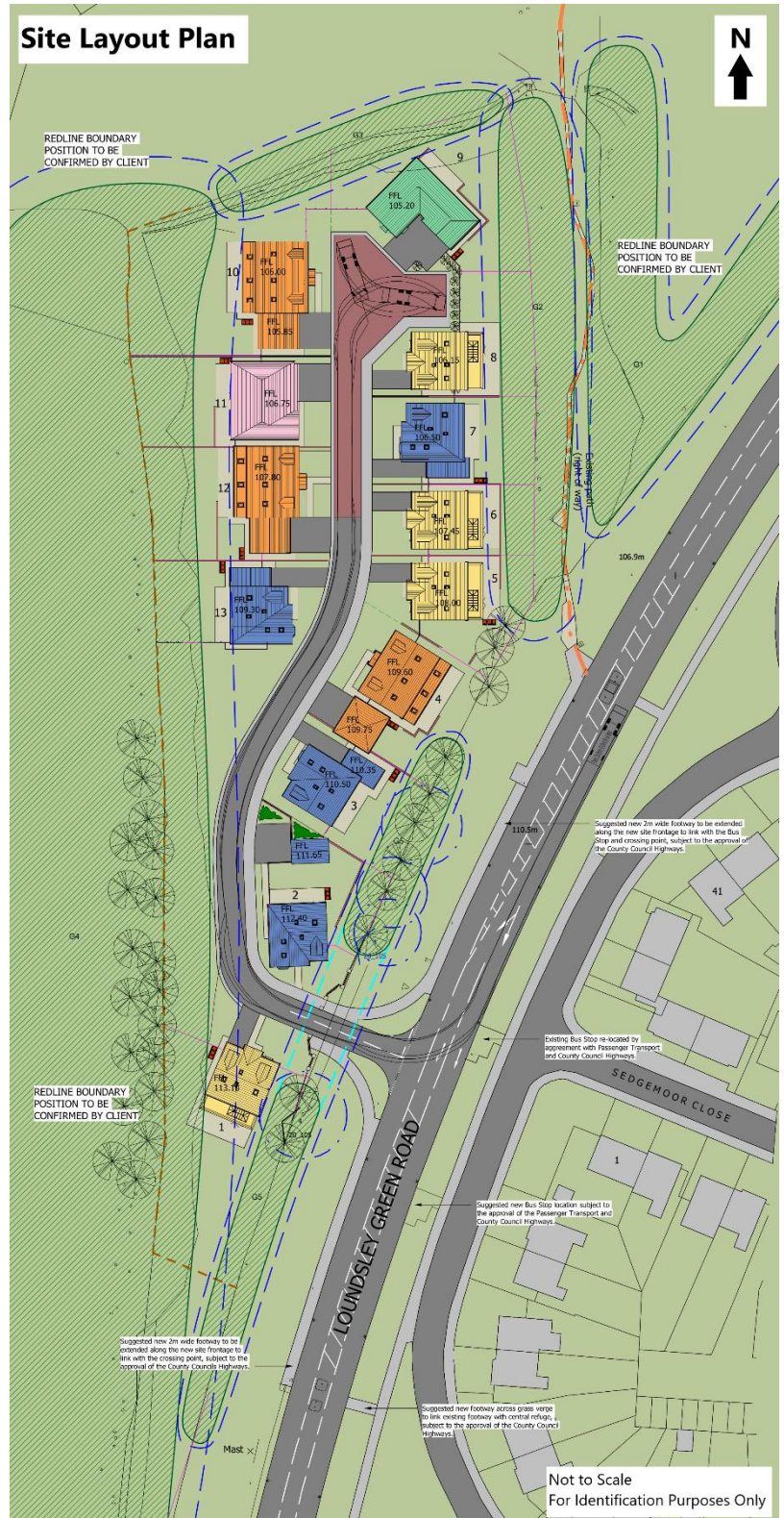
The reports are provided to prospective purchasers for information only to assist in making offers, however intended purchasers still need to corroborate the findings and carry out their own investigations as deemed necessary.

Ashgate Plantation has been designated as a Local Wildlife Site and a management scheme has been carried out to thin the woodland. Whilst the woodland is subject to Tree Protection Orders there is an opportunity for it to compliment a residential development as amenity outdoor space and biodiversity net gain.

## Rights of Way, Wayleaves and Easements

There are rights of access from Ashgate Road to the two telecommunication masts situated on the edge of the plantation (which are excluded from the sale).

There is a public footpath along the eastern border of the development site. There are no formal rights of way over Ashgate Plantation.



### **Tenure and Method of Sale**

The land is being sold freehold with vacant possession by private treaty.

### **Tree Preservation Orders**

The land is subject to the following Tree Preservation Orders:

Chesterfield Borough Council Tree Preservation Order 4901.64 reference W1 Ashgate Plantation (1969).

Derbyshire County Council Tree Preservation Order No 52 reference W1.

### **Sporting, Timber and Mineral Rights**

All sporting, timber and mineral rights owned by the vendor are included in the sale.

### **Viewing**

Viewing strictly through the Agents during daylight hours and on possession of this brochure.

### **Local Planning Authority**

Chesterfield Borough Council

Town Hall

Rose Hill

Chesterfield

S40 1LP

Tel: 01246 345 345

### **Planning**

Nick Baseley of IBA planning submitted the original planning application who has a wealth of knowledge about the Site and would be pleased to take initial planning queries and be involved in any future work if required. Email: [nick@ibaplanning.co.uk](mailto:nick@ibaplanning.co.uk) Tel: 01623 822066

**Important Note:** Miller & Miller have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

- 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.
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