

FOR SALE

Grassland and Woodland

Land at Holymoorside, Holymoore Road, Chesterfield

Approx. 10.23 Acres in 2 Adjoining Lots

For Sale by Informal Tender

Available in 2 Lots or as a Whole



Description

An excellent opportunity to acquire approx. 10.23 ac in Holymoorside. The property lies to the east of Holymoorside Road, surrounding Hipper Hall. Chesterfield is less than 1km to the east while the Peak District is under 3km to the west. The land is available either as a whole or in two separate Lots and there is gated access between the two Lots and road frontage to both.

Lot 1 is approx. 2.6 acres shown edged blue on the Site Plan. It is a grass field and borders a sports club to the south-east and has access from the lane running along its southern boundary.

Lot 2 is approx. 7.63 acres shown edged red on the Site Plan which consists mostly of grassland split into three fields, running behind properties on Holymoorside Road. It borders the river Hipper to the south-east and includes a parcel of woodland across the river of approx. 0.48 acres. Access from Holymoorside Road.

Development Potential

Lot 1 has road frontage on Holymoorside Road with the potential for approximately 3 infill properties, subject to planning. The property currently lies outside the settlement development limits and within the Green Belt. All enquiries regarding planning should be made with the local planning authority.



Boundary Responsibilities

Ownership and responsibility for boundaries, where known, will be marked on the contract plan shown by an inwardly facing 'T' mark.

Tenure and Method of Sale

The land is being sold freehold with vacant possession by Informal Tender, Subject to Contract and Tenders are invited for the whole or Lots as specified. Any prospective purchaser must submit offers by a predetermined date. The successful tenderer will be required to exchange contracts within 28 days and complete the purchase within a further 14 days.

NB: Please register with W T Parker to be sent an Informal Tender Pack.

Basic Payment Scheme – BPS Entitlements are not included in the sale.



Public Rights of Way

There is a public footpath running alongside the south-east boundary within the property shown dotted red on the Site Plan.

Wayleaves and Easements

We understand there is a sewer running through the land approximately in line with the public footpath.

Sporting, Timber and Mineral Rights

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

Services

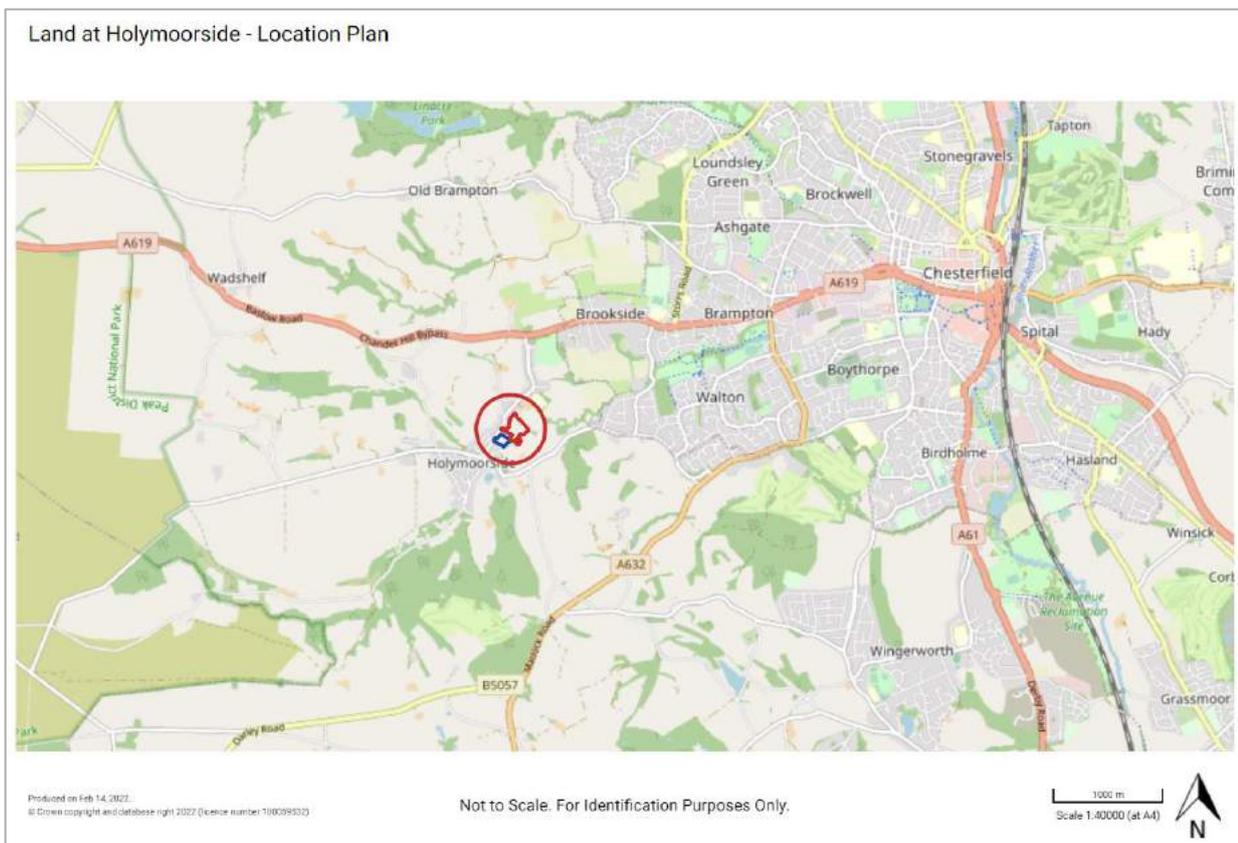
We are not aware of any mains water, gas or electricity servicing the property.

Viewing

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

Local Planning Authority

North East Derbyshire District Council
 2013 Mill Lane
 Wingerworth
 Chesterfield
 Derbyshire
 S42 6NG
 Phone: 01246 231111



Important Note: W.T. Parker 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.
- 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.
- 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.
- 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.
- 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.
- 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.
- 7.Alterations to the details may be necessary during the marketing without notice.

For further information contact Joint Agents:

Miller & Miller
Suite 7, Shirley House
31 Psalter Lane
Sheffield S11 8YL
Tel: 0114 3270120
www.miller-miller.co.uk

W T Parker
4 Gluman Gate
Chesterfield
S40 1QA
Tel: 01246 232156
www.wtparker.com

