

FOR SALE

Land off Matlock Road, Walton, Chesterfield

Approx. 0.1 Acres of Land

Guide Price: £30,000



Description

A rare opportunity to purchase approx. 0.1 acres of land currently used for access and parking for a garage and petrol station. Easily accessible off Matlock Road, this piece of land has potential for several uses, subject to planning.

We understand from the seller there are underground tanks within the property which have been installed without consent and the owner of the tanks are not known.

Access

We understand the Property is accessed from the public highway, as shown on Registered Title Plan DY522878.

Tenure and Method of Sale

The Property is being sold freehold with vacant possession by Private Treaty.

Services

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

Sporting, Timber and Mineral Rights

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

Planning

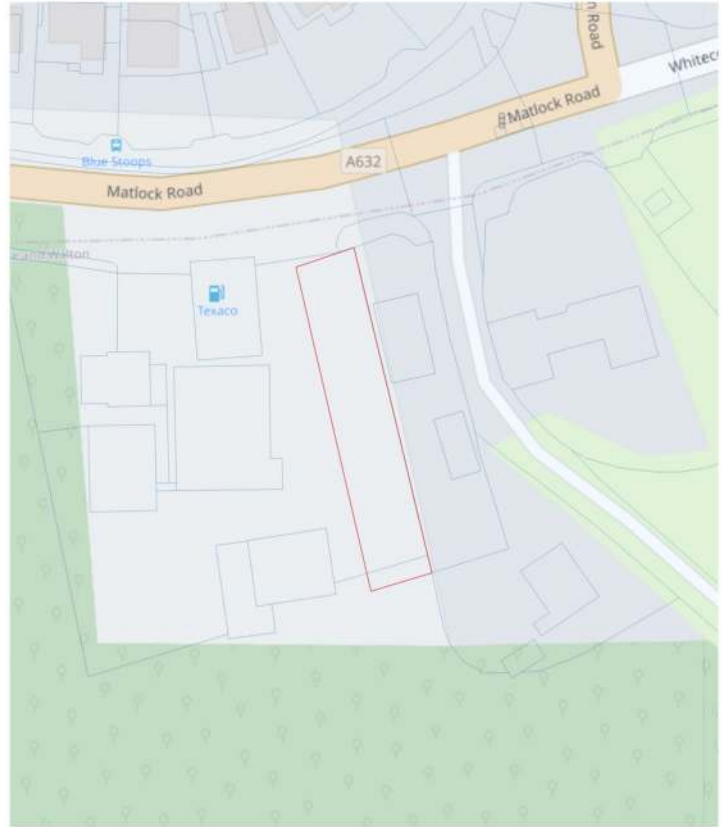
The land is within North East Derbyshire District Council. It is within the Green Belt and the Affordable Housing High Value Area. All planning enquiries should be made with North East Derbyshire District Council.

Viewing

Viewing strictly through the Agents.

Rights of Way, Wayleaves and Easements

We are not aware of any public footpaths affecting the property. The Property is sold subject to, and with the benefit of all rights of way whether public or private, water, drainage, watercourses, light, wayleaves, and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registrable by any competent authority pursuant to statute.



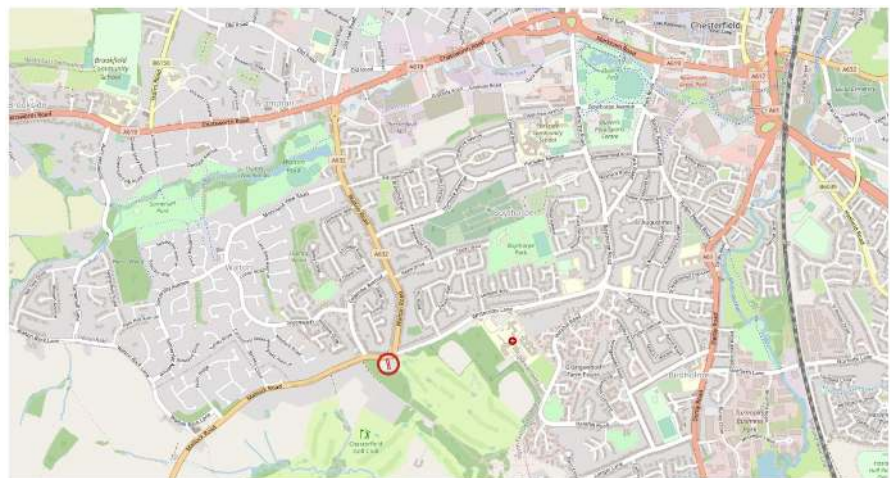
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Not to Scale. For Identification Purposes Only.



Local Planning Authority

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



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For further information contact Joint Agents:

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Tel: 0114 3270120
www.miller-miller.co.uk

W T Parker
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Chesterfield
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Tel: 01246 232156
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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.

