



**BNP PARIBAS
REAL ESTATE**

On behalf of



Homes
England

FREEHOLD DEVELOPMENT OPPORTUNITY FOR SALE PHASE 3 THE AVENUE, CHESTERFIELD S42 6FY



Red line for indicative purposes only

- **Vacant and cleared site extending to circa 0.40 hectares (0.98 acres)**
- **Within Existing Outline Consent on wider Avenue site**
- **2 miles south of Chesterfield, adjacent to new Country Park**
- **Freehold for sale, offers invited unconditional or subject to planning**
- **Offers by 1pm 22 December 2021**

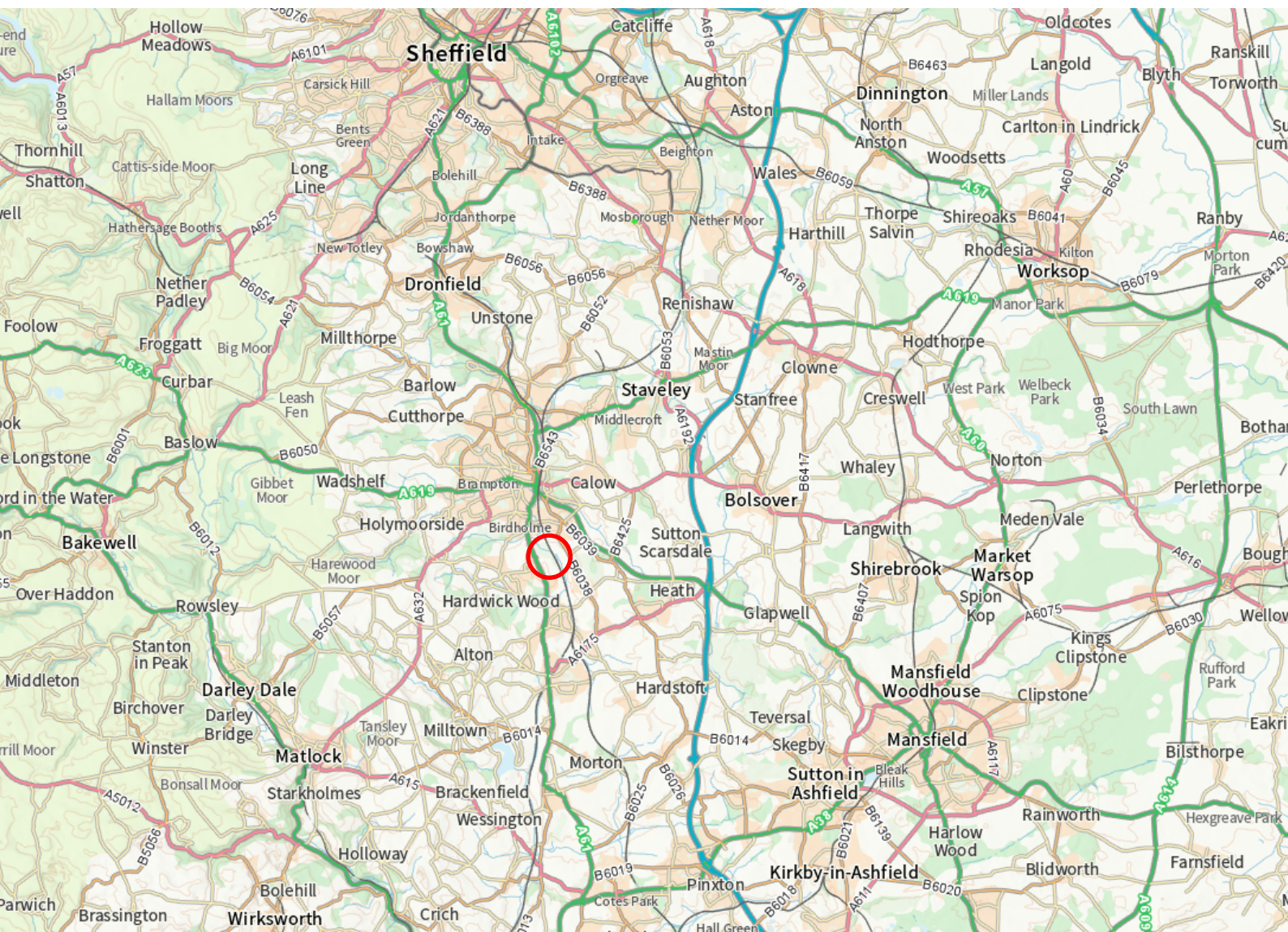




Location

The Property is located on The Avenue development site, 2 miles south of Chesterfield and east of the village of Wingerworth. It is in the District of North East Derbyshire. Wingerworth has a population of circa 6,500 and offers amenities including the supermarket Spar, alongside a collection of smaller retail units. The village also has a Medical Centre, Post Office and Library.

The Avenue is located circa 2 miles south of Chesterfield, with Sheffield, Mansfield, Nottingham and Derby all within commuting distance. Chesterfield provides a large number of amenities, including Ravenside Retail Park, Cineworld Cinema, Vicar Lane Shopping Centre and Queen's Park Sports Centre, all within a 10 minute drive of the site. The Peak District National Park is a 15 minute drive to the west. Chesterfield Train Station is located 2 miles to the north of the Property, providing regular services to Sheffield, Nottingham, Leeds, Bristol, Newcastle and London St Pancras International (circa 2 hours). Bus stops on Derby Road provide regular services to Chesterfield and Derby. Junction 29 of the M1 motorway is under 4 miles away to the east.

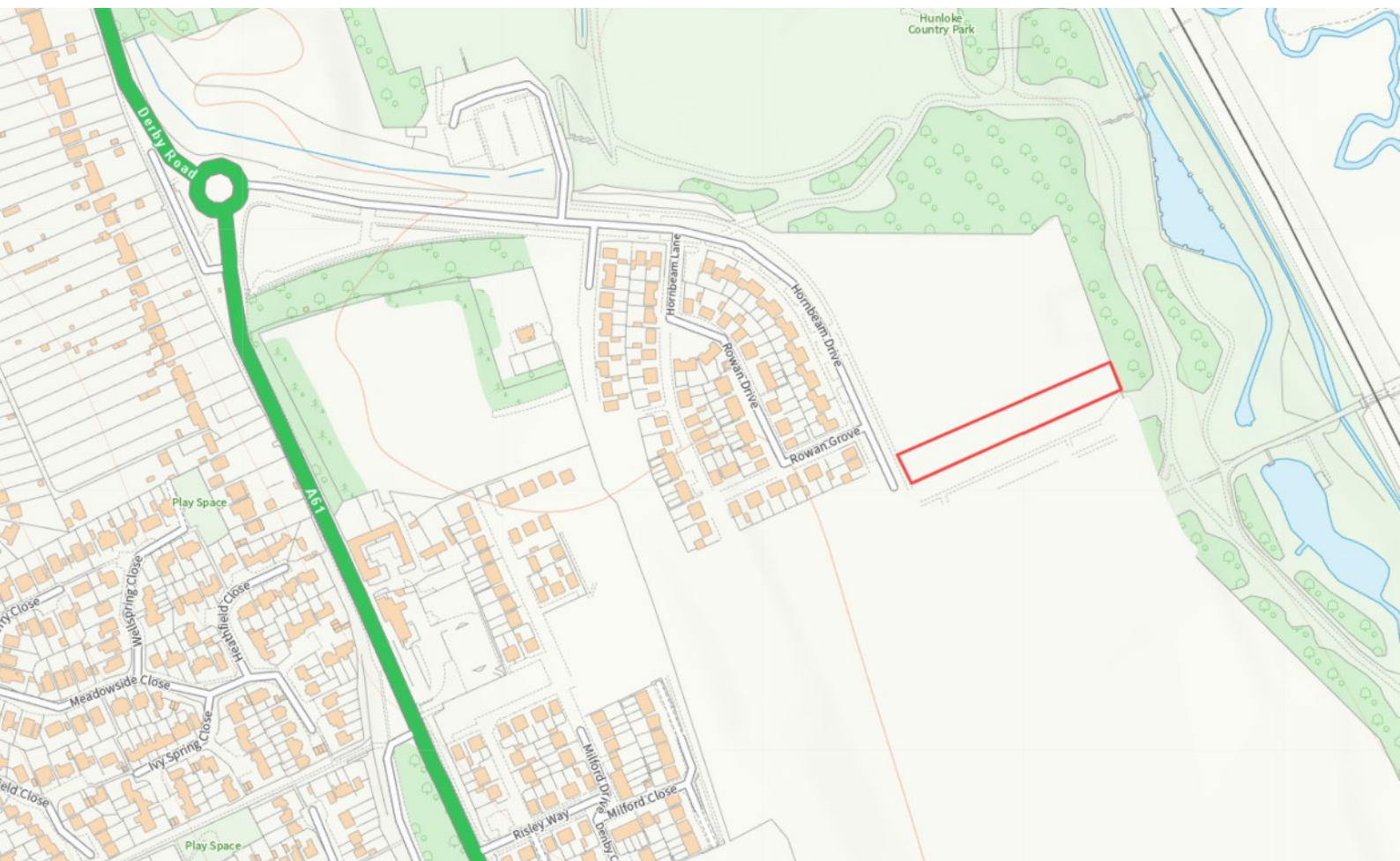


Location Plan



The Site

Phase 3 of the Avenue comprises a remediated level development platform. It lies immediately south of the site for a new 2 form entry Primary School and to the west and south is the first residential phase of the Avenue, comprising of 252 dwellings by Tilia Homes. The eastern boundary of the site overlooks the Avenue Country Park and the River Rother.



Site Plan (red line for identification purposes only)

The Property itself comprises the land edged red on the Site Plan above, extending to circa 0.40 hectares (0.98 acres) in total. It is a remediated and level development platform and a full suite of remediation data, including NHBC Land Quality Endorsement Certificate, is available.

The site will have frontage and vehicular access from the south – a new feature, tree lined roadway to be known as The Avenue. Vehicular access for development purposes will also be provided from Hornbeam Drive.

The northern boundary with the school will be the responsibility of the purchaser of Phase 3





The Avenue

The Former Avenue Coking Works in North East Derbyshire, has undergone a complete remediation and transformation since significant investment by Homes England and its predecessors over the last 20 years. The site is now home to the successful residential development by Tilia Homes and The Avenue Country Park, an award winning parkland and wildlife reserve. The 50 hectare Country Park includes Mature Woodlands, Hedgerows, Meadows, Marshland, Wetland and a Sports Pitch, and wraps around the site to the North and West.

The Avenue takes its name from the main promenade running east to west through the centre of the site, providing green open space and cycle paths and will be the main focal point of the development. The Avenue street will be located immediately to the south of the Site, providing direct access to any dwellings situated.



The Avenue Country Park surrounds the site to the north and west





Development Considerations

The site is within the jurisdiction of North East Derbyshire District Council and has an outline planning permission (s.73 ref 16/00525/OL) for a mixed-use development comprising 13.4 ha of residential use providing 489 dwellings, 2.8 ha of commercial land for employment use, 1.8 ha of land for provision of a primary school, 0.4 ha of land for other community use and formal and informal play and recreation space. The planning permission was approved on 19 September 2017.

Development considerations to note include the following;

- The site is allocated within the Local Plan for mixed use development.
- Phase One residential development has reserved matters approval for 252 dwellings (16/00526/RM)
- The Masterplan from the outline planning permission shows an indicative layout for the site, with capacity for up to 20 dwellings.
- The Avenue Strategic Framework October 2013 sets out the place-making vision and strategic objectives for the Avenue area.
- The Affordable Housing Policy is 20% for residential for schemes of 15 dwellings or more.
- The Property is identified within flood zone 1 (an area with the lowest probability of flooding) on the Environment Agency's Flood Map for planning.



Photo of the site looking North



Masterplan from outline planning permission



Method of Sale

Conditional offers are invited by way of informal tender for the freehold interest in the Property with vacant possession and limited title guarantee, including overage requirements. Offers must be made on the specified Offer Form and meet and reflect the requirements of the draft Heads of Terms and Agreement for Sale within the legal pack in the data room. **Offers that do not meet the stated bid criteria will not be considered. Please direct any queries on bid process requirements to the agents.**

The deadline for offers is midday on **22 December 2021 at 1pm**. All offers must be submitted on the **Homes England Offer Form** (available from BNP Paribas Real Estate and at the website) to the e-mail address Tenders@homesengland.gov.uk quoting the tender reference and site name set out within the Offer Form.

The Property has been elected to tax for VAT purposes and all offers should reflect this. The seller does not undertake to accept the highest nor any offer.

Further Information

A complete technical pack and legal pack are available at the website.

Viewings

The Property can be viewed from Hornbeam Drive but on-site inspections are by appointment only.

Please contact Alex Lee or David Couch of the seller's sole agent, BNP Paribas Real Estate, to arrange an inspection or for additional information.



Photo of the Property looking north west



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