

**DEVELOPMENT SITE – 16 & 17 Church Street and Land to Rear, Alferton, Derbyshire DE55 8UT**

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Location

The site and premises are situated on Church Street, an attractive location with period character buildings, located on the edge of Alfreton town centre and within close proximity of the A61.

Alfreton is a popular key town in the Amber Valley Borough and is well served by the A61/A38 and approximately 3 miles from the M1 J28.

There is a strong employment base within the region around the M1/A38 junction with various industrial and business parks taking advantage of the strategic location.

The principle shopping areas, medical centre and leisure centre are all a short walk away.

Description

The overall site area is approximately 0.245 acres (0.099 hectares) and comprises the following:-

No 16 Church Street – a charming double fronted two storey mews house of traditional brick construction under a pitched tiled roof with rendered elevations. The property comprises a lounge, kitchen and large bathroom on the ground floor and two bedrooms on the first floor.

Barn/Outbuildings adjoining No 16 Church Street – terrace of Grade II listed barn/outbuildings and wall of traditional brick construction under a pitched tiled roof alongside a plot of land with gradual slope. The buildings have been vacant for many years.

No 17 Church Street – an attractive Georgian period property of brick construction under a pitched tiled roof, arranged over three floors and with basement storage. Formerly an 8 bedroom home and subsequently solicitors offices, the property provides a wealth of character and original period features and comprises 5 rooms and kitchen on the ground floor, 4 rooms, w,c, and shower room on the first floor and a further 3 rooms on the second floor.

Floor plans are available for No 17.

Planning

The opportunity presents itself for the refurbishment of No's 16 and 17 as individual homes or apartments, subject to planning.

Planning was secured on the 18th June 2015 under Application No. AVA/2013/0925 for the outbuildings adjacent to No 16 and land to the rear for residential development of 5 new dwellings, including 3 from building conversion and 2 new builds.

Works on site were commenced prior to expiration of the planning and signed off by the Council. Confirmation can be provided on request.

Listed buildings consent was also secured on the 18th June 2015 under Application No. AVA/2013/0927 for the above scheme.

Plans as existing and proposed are available on request along with visual representation of a proposed scheme.

No's 16 and 17 did not form part of the above planning.

Tenure

The property is available freehold with vacant possession.

No 16, outbuildings and land is held under title DY475470
No 17 is held under title DY475467

Price

Freehold offers are invited in the region of £875,000.

VAT

We understand that the property is not elected for VAT.

Legal Costs

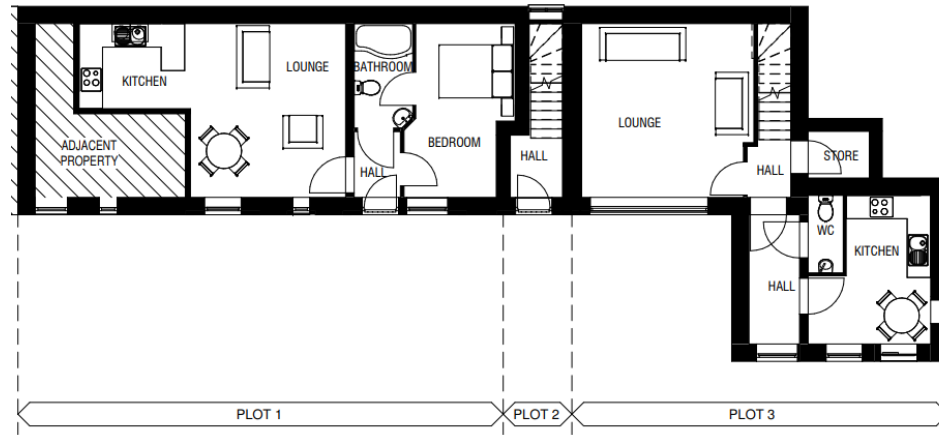
Each party will be responsible for their own legal costs incurred in relation to this transaction.

EPC

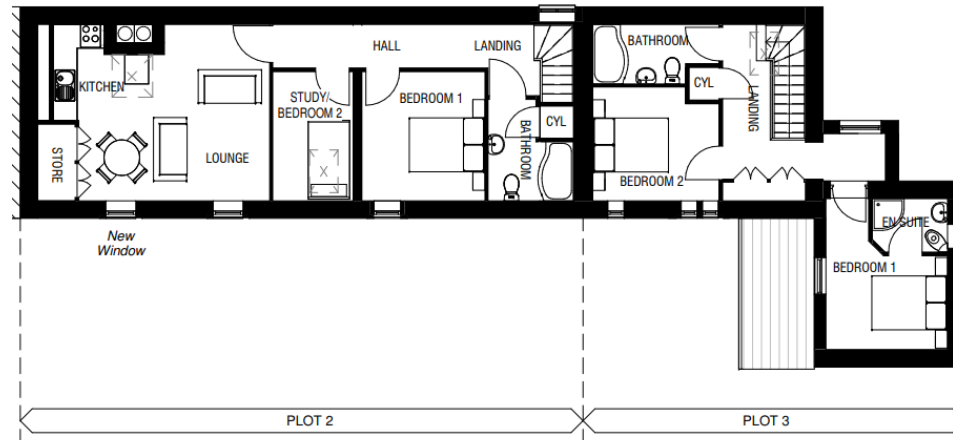
An EPC is not required for properties due to be redeveloped

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser prior to the offer being accepted.



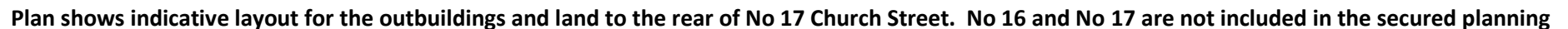
Proposed Ground Floor



Proposed First Floor



Land to the Rear of 17 Church Street, Alfreton

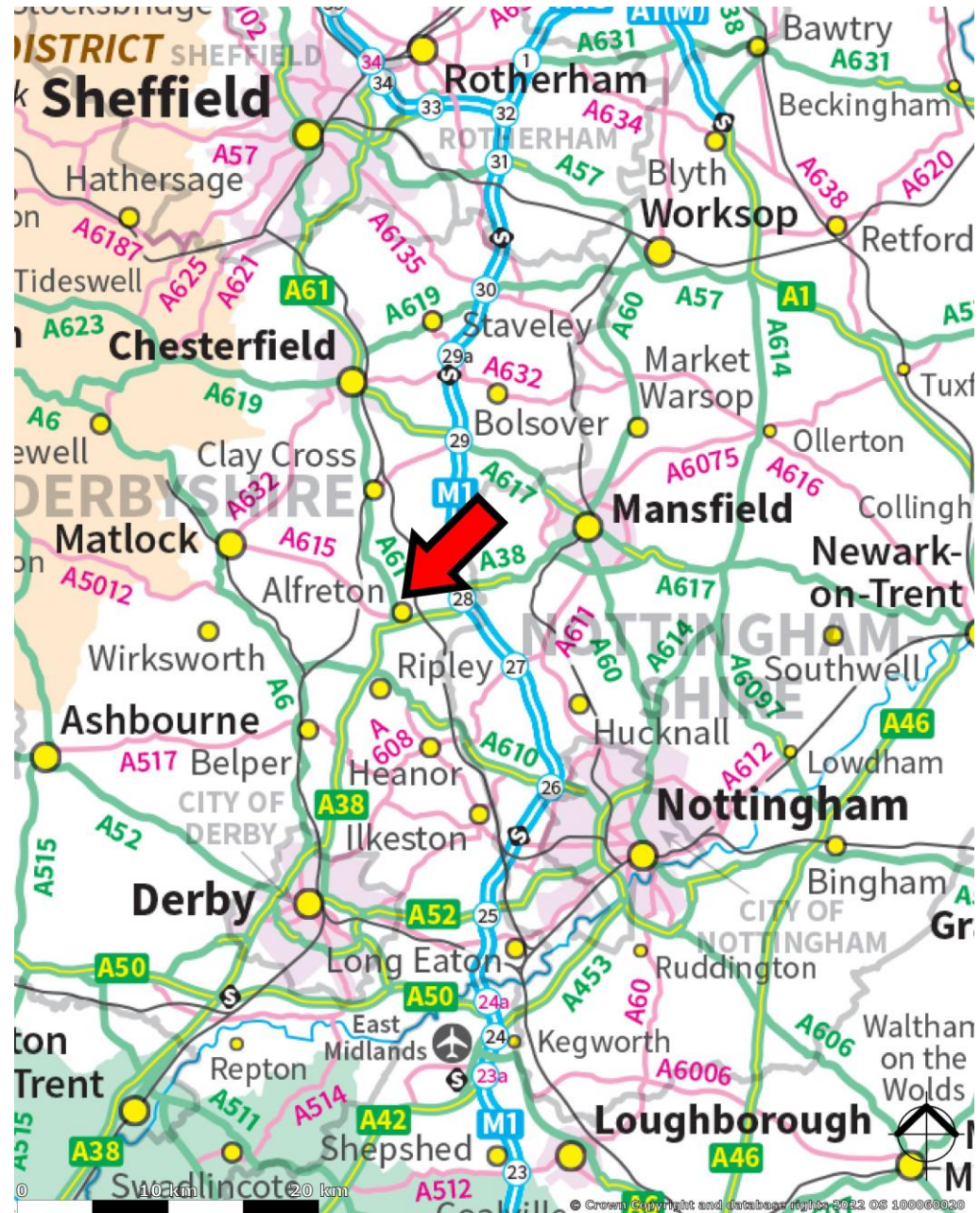
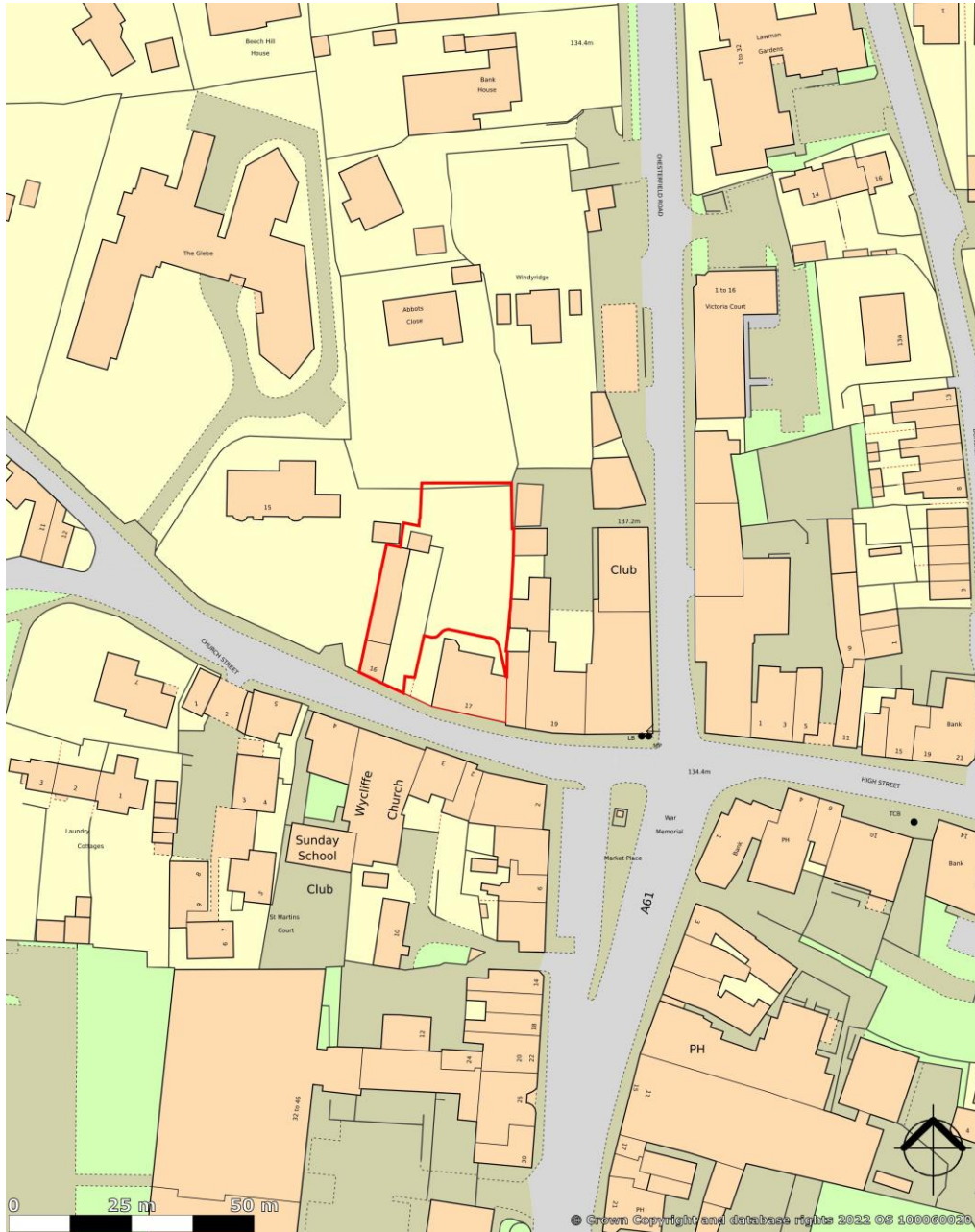


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