



**Land to the south of Chatsworth Road**  
Chesterfield, Derbyshire



# LAND TO THE SOUTH OF CHATSWORTH ROAD



Land to the south of Chatsworth Road,  
Chesterfield, Derbyshire, S40 3PN



**A rare opportunity to acquire a former nursery site extending to circa 5.86 acres (2.37 hectares), offering considerable potential (STP) and set within a popular residential location, on the western edge of Chesterfield.**

**Available as a whole or in 5 Lots.**

- Several existing nursery buildings/footprints
- Extending to circa 5.86 acres (2.37 hectares)
- Prominent town location
- Available as a whole or can be split
- Suitable for a variety of purposes, STP
- Informal tender, offers invited by Friday 10<sup>th</sup> December 2021



**Ashby Agency 01530 410840**



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[fishergerman.co.uk](https://fishergerman.co.uk)





# A rare opportunity to acquire a former nursery site extending to circa 5.86 acres

## Description

The land offers a variety of uses, to include re-establishing the nursery business and considerable development potential, for either the owner occupier or those familiar with a long-term strategic view.

Situated within a highly regarded residential location, with Chesterfield town centre just 2 miles to the east and the stunning Peak District National Park 7 miles to the west.

## Lots (approximate)

- 1 - 1.05 acres
- 2 - 1.09 acres
- 3 - 1.35 acres
- 4 - 2.19 acres
- 5 - 0.18 acres

As a whole - 5.86 acres (2.37 hectares)

## Note

Horticulture falls within the definition of agriculture, therefore existing buildings within the site may be considered suitable for a Class Q application (to convert existing buildings to residential use), however additional conditions must be met and you are advised to seek independent planning advice.

## Overage/Uplift clause

An overage clause may form part of negotiation depending on offers received.

## Services

It is believed that mains services are within the vicinity of the site, but interested parties are advised to make their own investigations.

## Method of sale

The property is to be sold by Informal Tender, with interested parties invited to submit offers on the whole or a variation of lots.

Offers must be unconditional and exchange must take place

within 28 days of acceptance and completion to be no more than 14 days of exchange. Offers must be submitted in accordance with the agent's offers process by 12 noon, Friday 10<sup>th</sup> December 2021, together with full financial evidence. The sellers are not at liberty to accept any offer and reserve the right to withdraw the property at any time. Further details available upon request.

## VAT

We are advised that the property is not elected for VAT.

## Directions

Postcode: S40 3PN

What Three Words: ///launched.dialects.deduct

## Tenure

Freehold, with vacant possession upon completion.

## Rights of way, easements and wayleaves

The property is being sold subject to any rights of way, wayleaves or easements which may exist over the property, whether or not they are mentioned in this brochure.

## Local Planning Authority

All interested parties are advised to make their own independent planning enquiries.

Chesterfield Borough Council  
Telephone: 01246 345 345  
Website: [www.chesterfield.gov.uk](http://www.chesterfield.gov.uk)

## Viewings

Strictly by appointment through selling agents, Fisher German LLP.

Telephone: 01530 410840  
Email: [centralagency@fishergerman.co.uk](mailto:centralagency@fishergerman.co.uk)

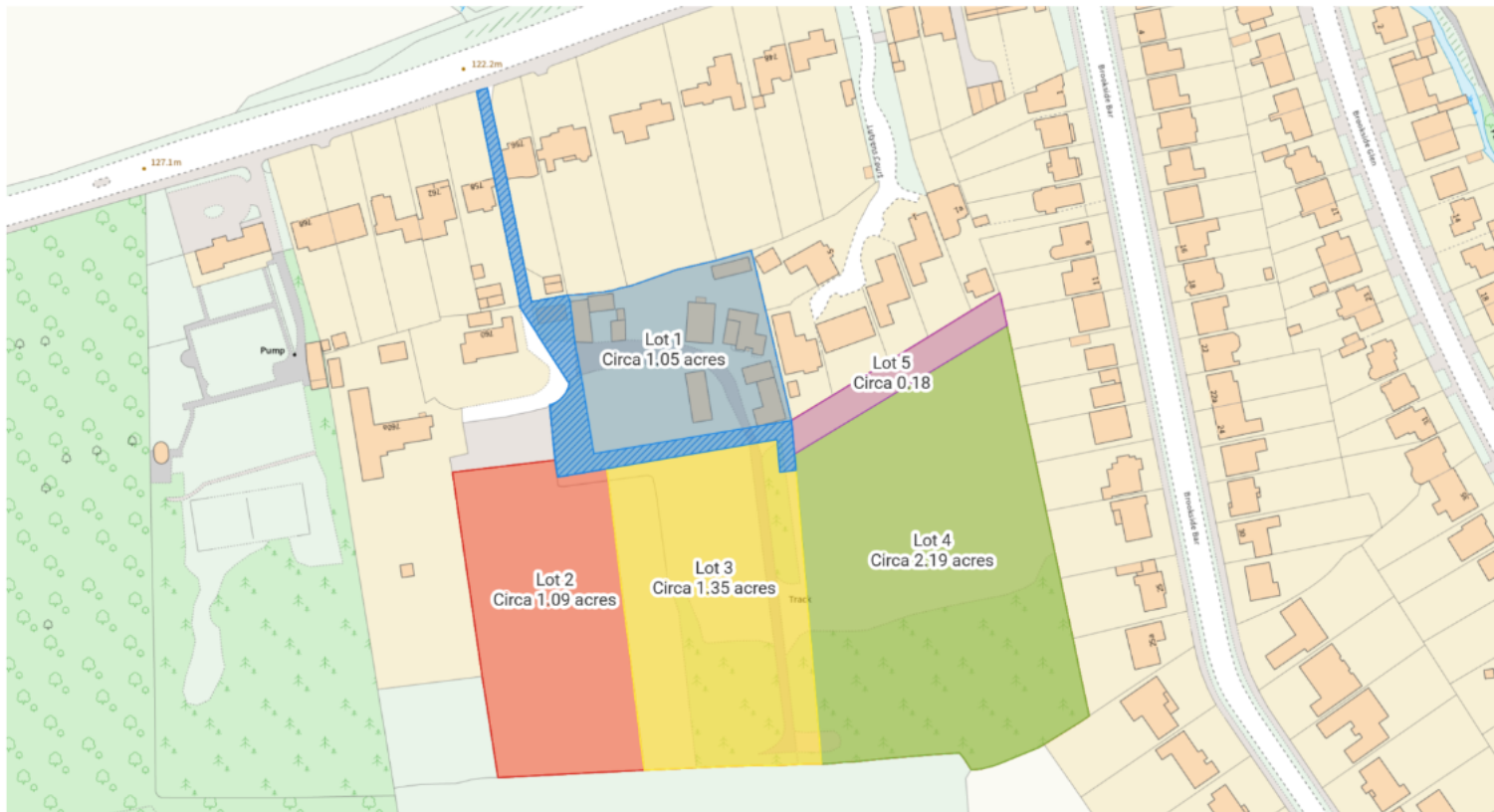
Please do not attempt to access the site without an agent present.



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## Note

 Shared right of way to be retained by Lot 1



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50 m  
Scale 1:1631 (at A4)



## Approximate Travel Distances



### Locations

- Chesterfield - 2.7 miles
- Bakewell - 10.3 miles
- Sheffield - 14.9 miles



### Nearest Station

- Chesterfield - 3.3 miles



### Nearest Airport

- Doncaster Sheffield - 32.4 miles

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Particulars dated October 2021.  
Photographs dated October 2021.