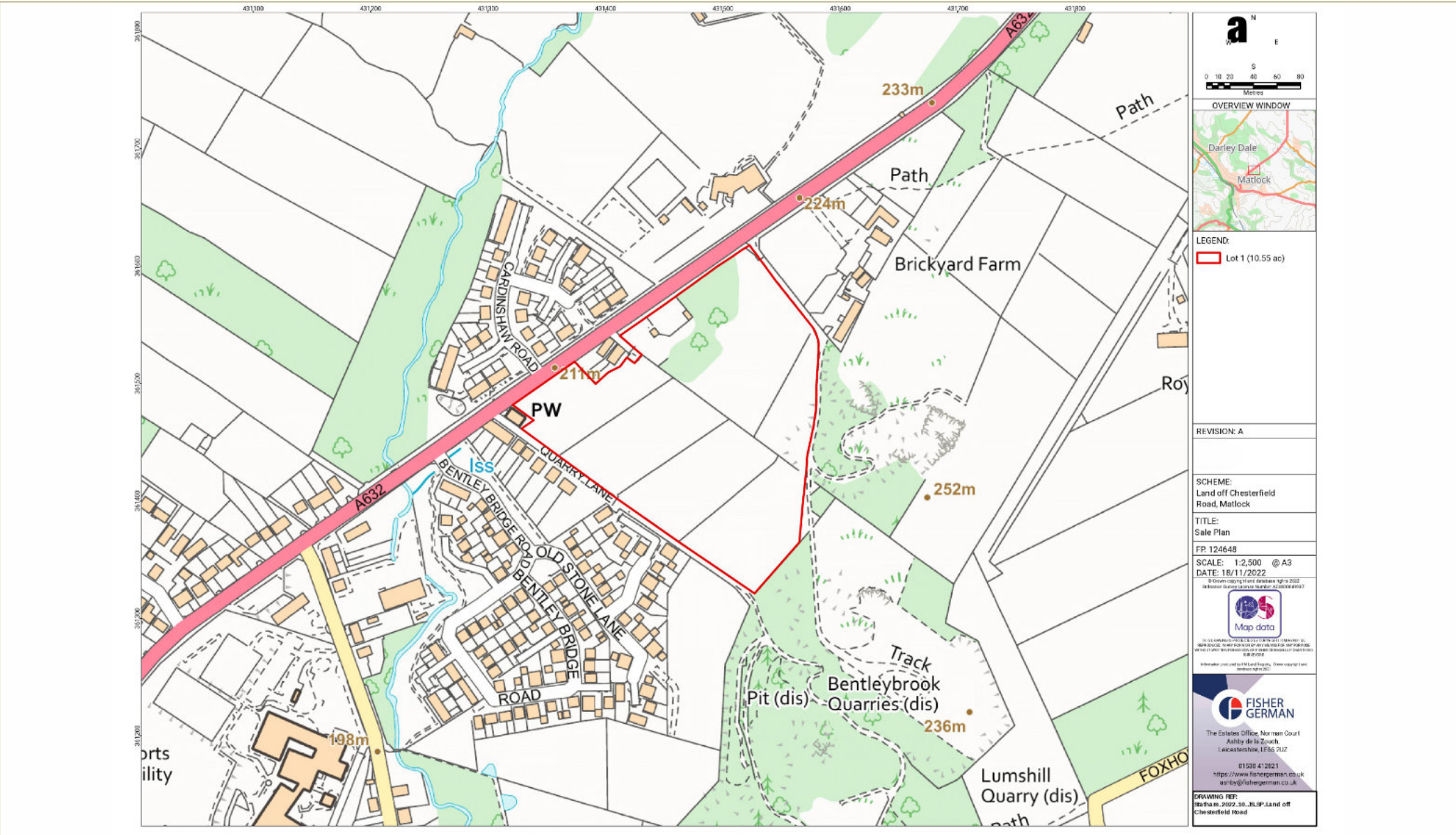




**Land off Chesterfield Road**  
Matlock, Derbyshire



# LAND OFF CHESTERFIELD ROAD, MATLOCK



# An opportunity to acquire a residential development site



Land off Chesterfield Road and Quarry Lane,  
Matlock, Derbyshire, DE4 5PX



**An opportunity to acquire a residential site in the picturesque town of Matlock in the heart of the Derbyshire Dales.**

- Freehold sale by informal tender
- Resolution to Grant planning permission subject to the Section 106
- Site extending to 10.5 acres (4.3ha) or thereabouts
- Located in an attractive market town
- Unconditional offers invited subject to release of outline planning permission only



**Alex Morrison 07425 509070**



[alex.morrison@fishergerman.co.uk](mailto:alex.morrison@fishergerman.co.uk)



**Luke Brafield 07468 860081**



[luke.brafield@fishergerman.co.uk](mailto:luke.brafield@fishergerman.co.uk)



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





# LAND OFF CHESTERFIELD ROAD, MATLOCK



## Location

The site is located to the north of Matlock, Derbyshire with Chesterfield Road to the north and Quarry Lane to the west. Matlock is located within the jurisdiction of Derbyshire Dales District Council and lies approximately 16 miles north of Derby. To the northeast of the town is Chesterfield (7 miles), Clay Cross lies 5.5 miles to the east and Leek lies approximately 20 miles to the west. More locally the town is surrounded by smaller rural settlements and by attractive countryside.

Matlock benefits from a range of services and amenities including a high street with a number of retail units, food and beverage provision and employment opportunities. The town benefits from several educational facilities including St Josephs Academy (Ofsted Rated 'Good') and Highfields Academy (Ofsted Rated 'Good').

There are good rail links with a station to the south of town, providing routes south to Derby (30 mins) with onward journeys to London and Nottingham, as well as providing links to other

local settlements, such as Belper (20 mins) and Ambergate (15 mins). The town also has good bus routes with journeys to the surrounding towns and villages, including Ashbourne, Bakewell, Buxton, Chesterfield and Sheffield. By road the town is well connected by the A6 running through the town and providing links to Buxton (40 mins) and Manchester (1hr 40 mins) to the north, and south to Derby (35 mins). The M1 lies to the west with connections to London (3 hrs 10 mins) and north into Yorkshire and beyond.



# Outline planning permission under consideration for up to 75 dwellings

## Description

The site is located to the north of Matlock off Chesterfield Road (A632), the main route from Matlock into Chesterfield. The land extends to approximately 10.55 acres (4.27 ha) and comprises four parcels of pasture and an area of spinney. There is access to the land from Chesterfield Road to the north west and via a track running along the north western boundary. The site is south facing with an incline on the eastern boundary. The land is located in the lowest area of flood risk, and we are not aware of any heritage assets or listed buildings in the locality.

## Planning

The adopted Derbyshire Dales Development Plan comprises:

### Derbyshire Dales Local Plan (adopted 2017)

With the local plan being adopted five years ago the Local Authority are in the process of reviewing the policies to determine where modifications are required to ensure compliance. As part of this process a SHELAA was carried out, Richborough Estates made representations on behalf of the landowner and the site was considered favourably.

Currently Derbyshire Dales are unable to evidence a 5-year housing land supply and as a result the 'tilted balance' has been engaged. As such the emerging local plan will need to address the shortfall of land available for housing. Consequently the promoter has made representations through the 'call for sites' and the site has been identified as being suitable for allocation.

After significant engagement with the local authority, the County Council, local community and other key stake holders an outline planning application for 75 dwellings was submitted to Derbyshire Dales District Council on the 7th September 2022. The application was reviewed at committee on the 13th December 2022 with Derbyshire Dales providing a resolution to grant a planning permission subject to the agreement of the s106.



# LAND OFF CHESTERFIELD ROAD, MATLOCK

## Anticipated S106 Contributions

A draft S106 is not yet available, however a copy will be made to interested parties once available.

The submitted Planning Statement sets out the following draft Heads of Terms:

- Affordable Housing quantum - up to 30% of the total number of dwellings
- Affordable Housing tenure - 80% Rented, 20% Intermediate
- Affordable Housing mix - to be agreed upon
- Public Open Space
- Education
- Healthcare
- Community Facilities

## Community Infrastructure Levy (CIL)

Derbyshire Dales District Council has not adopted CIL.

For the avoidance of doubt there is no CIL payable.

## VAT

The site is elected to tax and so VAT is payable on the purchase price.

## Sale Pack

A pack of planning and technical information is available from the data room at [chesterfield-road-matlock.co.uk](http://chesterfield-road-matlock.co.uk)

## Letters of Reliance

Where possible, the promoter will provide the purchaser with Letters of Reliance for the external reports and surveys provided in the sale pack.

## Method of Sale

The site is to be sold by informal tender with purchasers invited to submit offers in writing using the offer proforma provided and in accordance with the timescale set out in the covering letter.

## Overage

We request that interested parties consider and offer Overage if the scheme exceeds 75 dwellings and/or an agreed area of development (SQ FT); and if the level of affordable housing is below the policy compliant level of 30% of the total dwellings, expressed as a payment per dwelling for each dwelling converted to market housing.

## Utilities

Information on the utilities can be found in the data room.

## Tenure

The property is to be sold freehold with vacant possession.

## Local Authority

Derbyshire Dales District Council.

Town Hall, Bank Road, Matlock, Derbyshire, DE4 3NN.

## Public Rights of Way, Wayleaves and Easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

## Plans and Boundaries

The plans within these particulars are based on Ordnance Survey data and provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

## Viewings

Unaccompanied viewings are permitted. Please let Alex Morrison know if you will be visiting the site, via the contact details below and please ensure you have a copy of these particulars to hand.

## Directions

Postcode - DE4 5PX.

What3words///wicked.slurs.exams

## Sole Selling Agents

### Alex Morrison

Telephone: 07425 509070

Email: [alex.morrison@fishergerman.co.uk](mailto:alex.morrison@fishergerman.co.uk)

### Luke Brafield

Telephone: 07468 860081

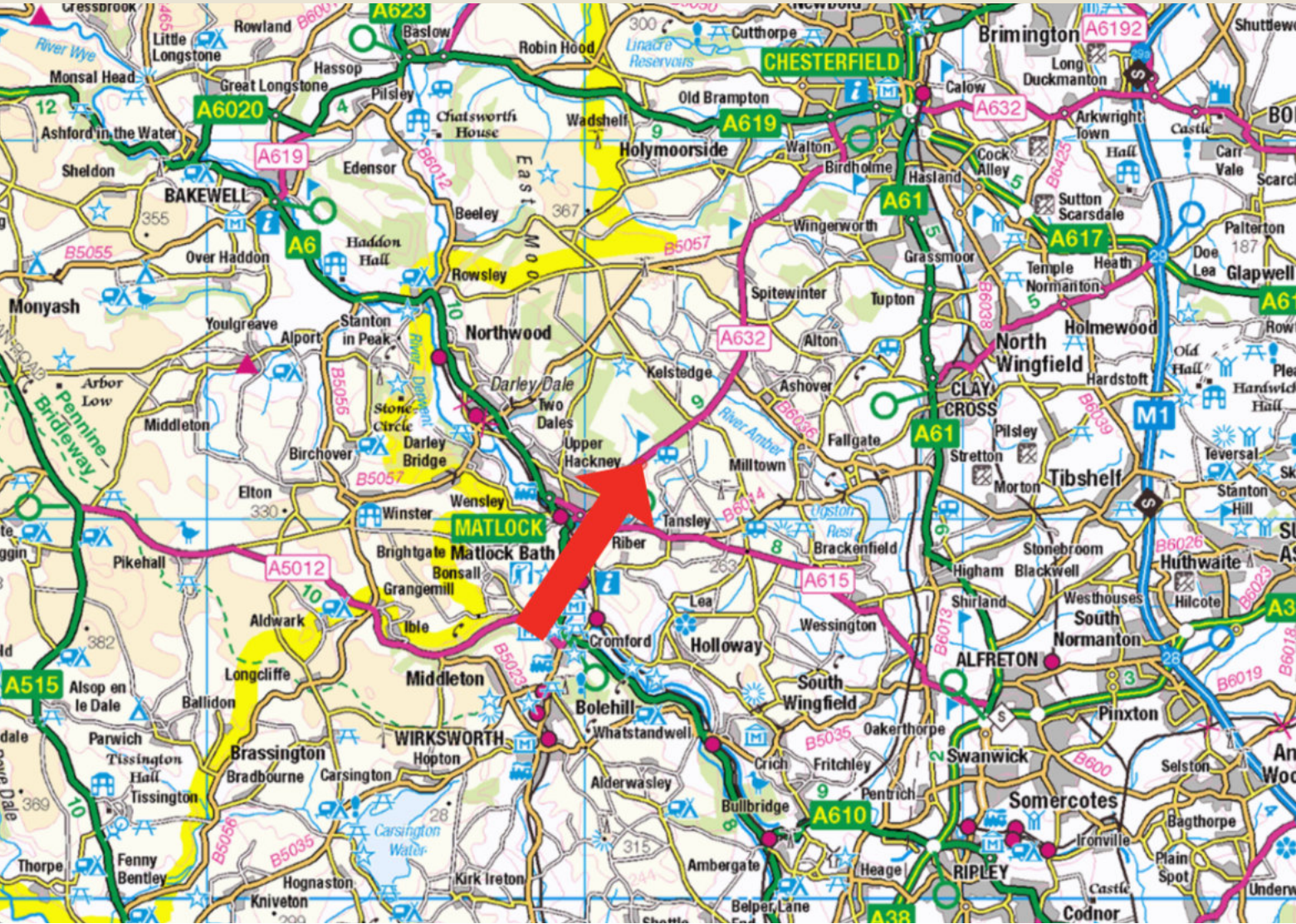
Email: [luke.brafield@fishergerman.co.uk](mailto:luke.brafield@fishergerman.co.uk)





## Land Promoted By

Richborough Estates Ltd - Briony Stenhouse



# Located in the picturesque town of Matlock in the heart of the Derbyshire Dales



	Approximate Travel Distances
	<b>Locations</b> <ul style="list-style-type: none"><li>• Clay Cross - 6 miles</li><li>• Chesterfield - 7 miles</li><li>• Derby - 16 miles</li></ul>
	<b>Nearest Station</b> <ul style="list-style-type: none"><li>• Matlock - 1 miles</li></ul>
	<b>Nearest Airport</b> <ul style="list-style-type: none"><li>• East Midlands - 23 miles</li></ul>

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Particulars dated [Month] [Year].  
Photographs dated [Month] [Year].



