W.T.PARKER

EST. 1909









Land adjacent to 6 Gables Close, Chesterfield, S42 5RJ

Guide price £150,000

GUIDE PRICE £150,000 TO £175,000

Nestled in the tranquil area of Gables Close, Holmewood, Chesterfield, this exceptional building plot presents a unique opportunity for those looking to create their dream home. The land is fully serviced, ensuring that all essential utilities are readily available, making the development process smoother and more efficient.

With outline planning permission already in place for one dwelling, you can embark on your project with confidence, knowing that the necessary approvals have been secured. This allows for a seamless transition from concept to construction, enabling you to bring your vision to life in this desirable location.

One of the standout features of this plot is that it is available with no chain, providing a hassle-free purchasing experience. This means you can move forward without the delays often associated with linked transactions, allowing you to start planning your new home without unnecessary waiting.

Gables Close is situated in a peaceful neighbourhood, offering a perfect balance of rural charm and convenient access to local amenities. Whether you are looking to build a family home or an investment property, this

LOCATION
Holmewood is a village in the North East Derbyshire district of Derbyshire, England. Historically a coal mining village, it has close links to the villages of Heath, North Wingfield and Temple Normanton. It is in the civil parish of Heath and Holmewood

ACCESS
Access is available via Gables Close across the driveway of 6 Gables Close.

TENURE AND METHOD OF SALE
The land is being sold freehold with vacant possession.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS
We are not aware of any public rights of way crossing the property.

The property is sold subject to, and with the benefit of all rights of way whether public or private, water, drainage, water courses, light, wayleaves and other easements, quasi or reputed easements and right of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

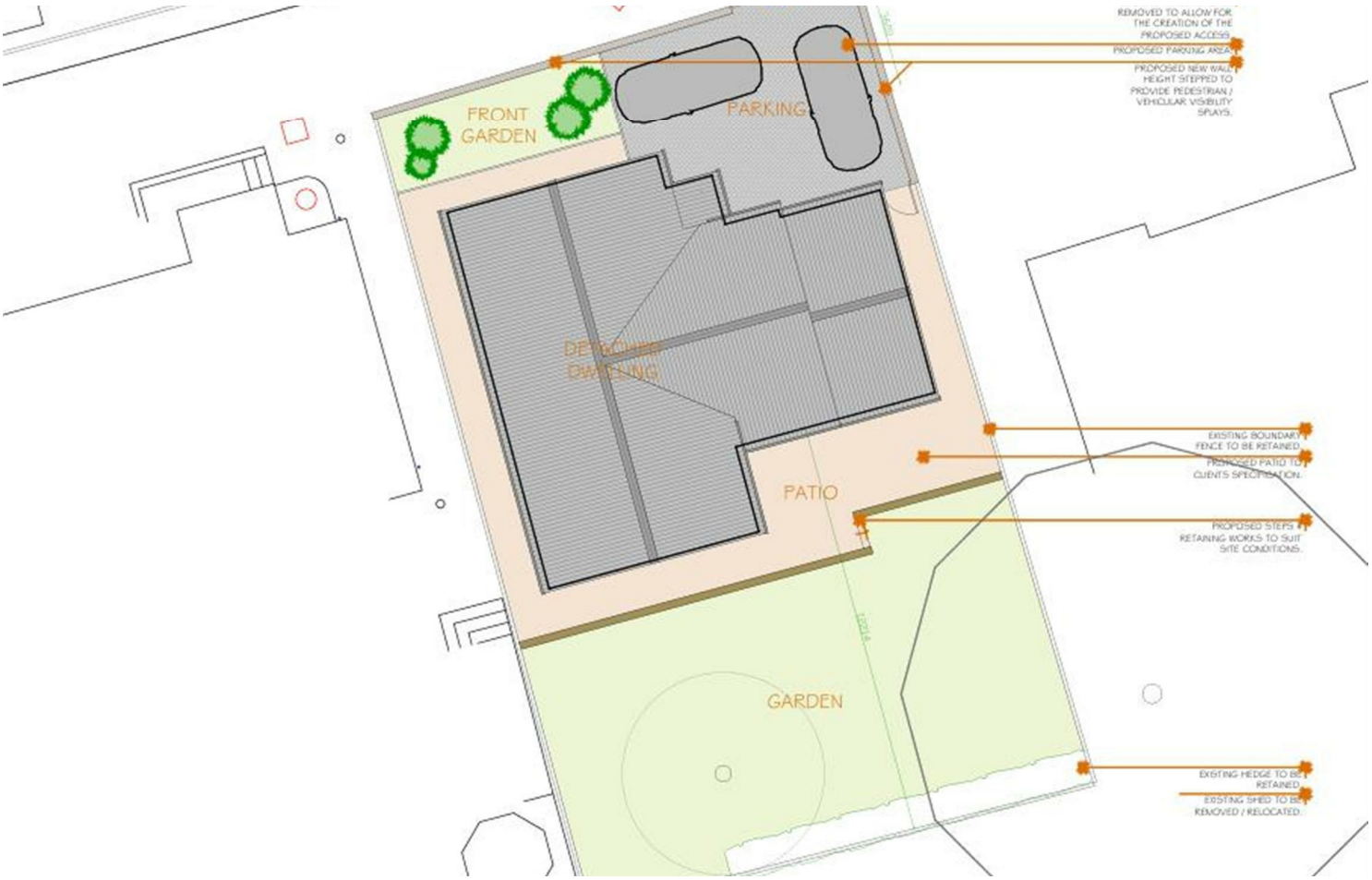
SERVICES
All services are ready to be connected from the main road.

SPORTING, TIMBER AND MINERAL RIGHTS
All sporting, timber and mineral rights owned by the vendor are included in the sale.

PLANNING PERMISSION
Outline planning has been granted for 1 dwelling (bungalow) REF - 23/00703/OL and 26/006598/RM

VIEWING
Strictly via W T Parker - 01246 232156

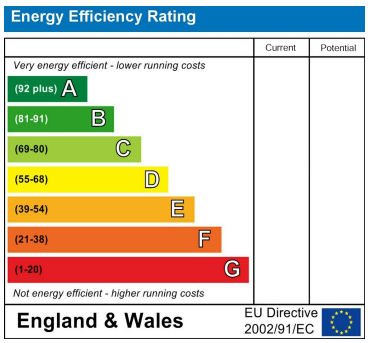
Covenants
*Restriction not to do any act or thing including any obligation not to permit or suffer that act or thing to be done by another person.
*The transferee must not use the property for the purpose of any profession, trade, business or manufacture of any description nor for any purpose other than a single private dwelling house and ancillary private garage for the occupation of one family save that the transferee may rent the property out on an Assured Shorthold Tenancy but only with the prior written consent of the tranferor which consent will be entirely at the tranferors discretion.
*The transferee must not do or omit to be done any act or thing on or about the property the doing or omission of which shall or may be or grow to be an annoyance, nuisance, damage, danger or danger to the transforor.
*The tranferee must not make any alterations to the exterior of the buildings (including affixing on the property any satelite dish, arial or other similar device) now or subsequently erected on the property or to the walls, hedges and fences on the property nor erect any additional buildings, walls, hedges and fences on the property within the period of 10 years from the date of this transfer except with the written apoproval of the transferor whose fees and those of its professional advisors in connection with the consideration of any such application whether granted, refused or withdrawn shall be paid by the transferee.
*The transferee must not park boats, caravans or trade vehicles (except trade vehicles in the course of delivering goods to or supplying services to the property and caravans strictly for the purpose of loading and unloading.) or any uninsured or unroadworthy vehicles of any description on the property.
*Not to permit or suffer the garden to the property to become untidy or untended and not to use or permit the same to be used for the keeping of pigs, poultry, animals or other livestock (except dogs and cats as pets and not for breeding)



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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