





OFFERS IN THE REGION OF

# £175,000

REDUCED TO SELL - PLOT 1 - ONE OF TWO SELF BUILD PLOTS WITH FULL PLANNING CONSENT FOR AN EXECUTIVE DETACHED HOUSE WITH DOUBLE GARAGE

Wilkins Vardy are happy to offer to the market two individual self build plots which have recently been granted full planning consent for an executive four bedroomed, two bathroomed detached house with double garage.

Each generous plot sits on a secluded and sought after part of Hockley Lane, offering a semi rural setting, whilst being well placed for the various amenities in Wingerworth and for routes into the town centre.

- Executive Self Build Plot
- Full Planning Consent from NEDDC
- Executive Detached Houses
- Four Beds with Double Garage
- Drawings Available
- Sought After Address
- Secluded Position

## Planning

The land has recently been granted full plans consent from North East Derbyshire District Council ref 19/00069/FL for the construction of two detached dwellings (Revised scheme of 18/00559/FL) dated 12th April 2019.

Drawings and the decision notice are available from our Chesterfield office.

Each plot is available for purchase at an asking price of £250,000.

## Services

Whilst all main services are understood to be available within fairly close proximity to the site, the scheme allows for surface water soakaways and private drainage treatment plants. We are also unsure as to the proximity of a mains gas supply. All interested parties must make their own enquiries as to the cost and practicality of connecting to all services.

## Viewing

Viewing is available from the roadside (NB. Whilst the site may be walked by interested parties, notification of entry must be given and care must be exercised).

## Ground Conditions

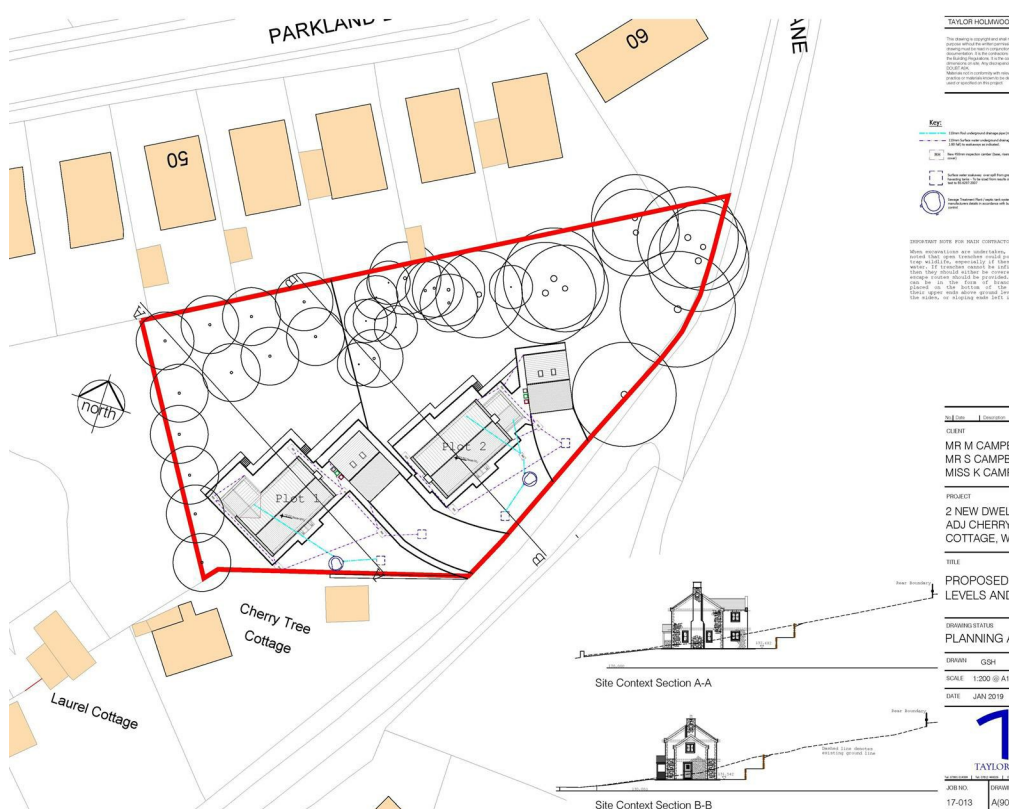
There have been no desktop or invasive investigations on ground conditions, and therefore any interested parties will be responsible for undertaking their own investigations.

## Other Information

Wilkins Vardy hold the following information on the application, which can be forwarded on request:

- 1, Architectural drawings of the proposed two detached houses (Plot 1 and Plot 2).
- 2, Existing site plan.
- 3, Proposed landscaping plans
- 4, Proposed site plan with levels and drainage details
- 5, Heritage statement
- 6, Planning statement from Stainton Planning Consultancy
- 7, Preliminary Ecological Statement









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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RICS



## VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

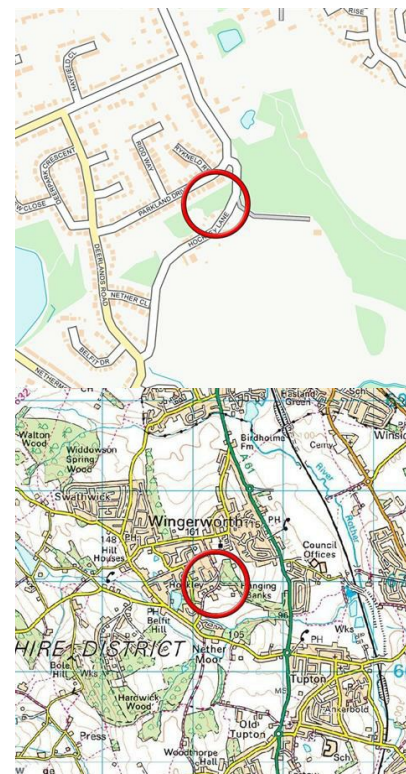
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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