



Land with development potential
For Sale 3.681 acres

Holbeck Close
CHESTERFIELD, S41 7XH

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DESCRIPTION

The entrance to the site is accessed at the end of Holbeck Close, just off Brimington Road, Chesterfield. The site currently comprises two industrial units, joined by office space. The total site area is approximately 3.681 acres, which is fenced and secure. The site is ideally suited to a variety of options for either owner occupation or redevelopment, subject to the necessary planning consents.

LOCATION

The site is located on Holbeck Close, which leads from Brimington Road, a short distance from the A61 in Chesterfield. The site is located 0.5 miles from the town centre and 12 miles south of Sheffield City Centre. The site is prominently located fronting the A61, which is a major arterial route through Chesterfield. The site is ideally located just a 5-minute walk from Chesterfield Train Station and Town Centre.



VIEWING AND FURTHER INFORMATION

All viewings are strictly by prior appointment. Access to the dataroom can be provided upon request.



TERMS

The site is available to purchase on a freehold basis, seeking offers in excess of £1,400,000. Consideration may be given to leasehold opportunities.

VAT

VAT is applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

PLANNING

The site is currently included within the Chesterfield Waterfront scheme, planning ref: CHE/09/00662/OUT. The site may be suitable for alternative uses, subject to the relevant consents. Each purchaser to satisfy themselves with the planning status of the site.

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MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither Commercial Property Partners, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition. a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract. b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. August 2018.