



Land off Dunston Road  
Chesterfield





Land off Dunston Road,  
Chesterfield  
Derbyshire S41 9RL



**17.53ac**

An excellent opportunity to purchase approximately 17.53 acres (7.09 hectares) of parkland, all down to grass, with roadside access on the outskirts of Chesterfield.

**For sale by Informal Tender** by 12pm on Tuesday 28th November 2023.

**Guide Price: £180,000—£200,000**



Bakewell Office - 01629 812777



[bakewell@bagshaws.com](mailto:bakewell@bagshaws.com)

**Description:**

The sale of this land offers the opportunity to purchase an attractive block of grassland, with small areas of woodland scattered sparsely and a range of mature trees, suitable for agricultural, equestrian and amenity purchasers.

The land extends to approximately 17.53 acres (7.09 hectares) and is accessed off Dunston Road through a vehicle gateway to the north boundary. The boundaries are a mixture of dry stone walling and mature hedgerows, and there is a public footpath across the land.

**Location:**

The land is situated in a semi-rural location on the edge of the town of Chesterfield, boasting good transport links and is easily commutable. The land is 1.8 miles from Barlow, 3.6 miles from Chesterfield, 3.9 miles from Dronfield and 10.9 miles from Sheffield, whilst being located close to the A61.





### Directions:

Head north out of Chesterfield on the A61 Rother Way, and continue along that road for approx. 1.2 miles. At the Brimington roundabout, take the second exit, continuing along the A61. Take the first exit at the next roundabout, signposted Cutthorpe B6050, onto Dunston Road. The land will be on the left hand side, approx. 1 mile down the road and indicated by our For Sale board.

### Services:

We are not aware of any services available to the land.

### Overage Clause:

The land will be subject to an overage clause. This will be triggered by residential or commercial planning consent. It will be at 25% for a period of 80 years.

The preference of the vendor would be to receive an offer subject to the above stated overage provisions but if you wish to make an accompanying higher offer free from any overage (without an obligation on the vendor's part to accept) for the purposes of comparison then this will be considered.

### Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

### Sporting and Timber Rights:

We understand these rights are included as far they exist.

### Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully on the B6050.

### Local Authority:

Chesterfield Borough Council, Town Hall, Rose Hill, Chesterfield, S40 1LP

### Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. There is a public footpath across the centre of the land.

### Method of Sale:

The land is offered by Informal Tender at 12.00pm on the 28th November 2023 to be received at The Agricultural Business Centre, Bakewell, DE45 1AH. Please contact the office for a tender form.

The vendors are not obliged to accept the highest, or indeed any, tender.

### Costs/ Covenants:

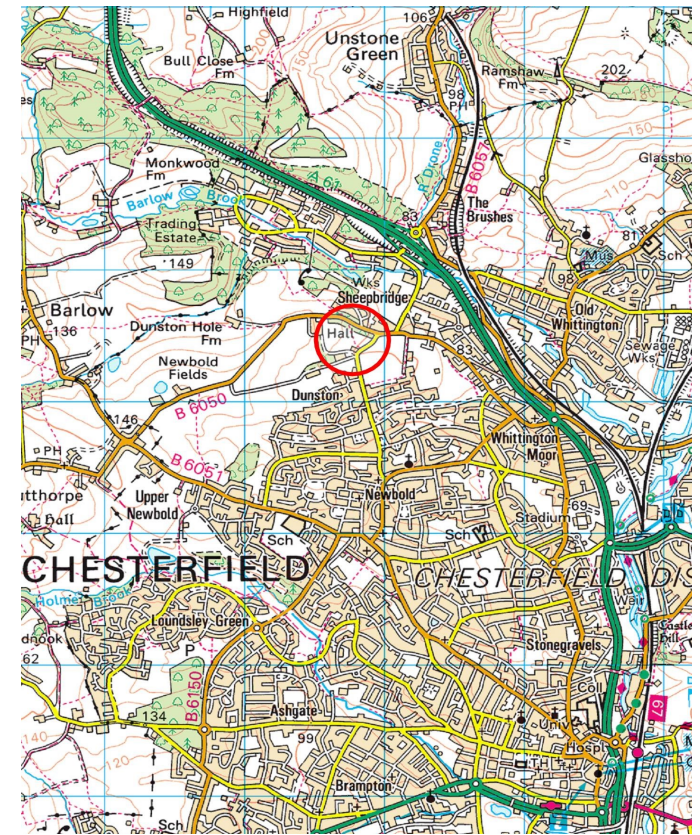
The Vendors costs to be covered and paid for by the purchaser, with 1.5% Legal Fees and 1.5% Surveyors Fees (3% total) subject to a minimum of £800 for each (£1,600 total).

### Money Laundering Regulations 2017:

All buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

### Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.







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RICS



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