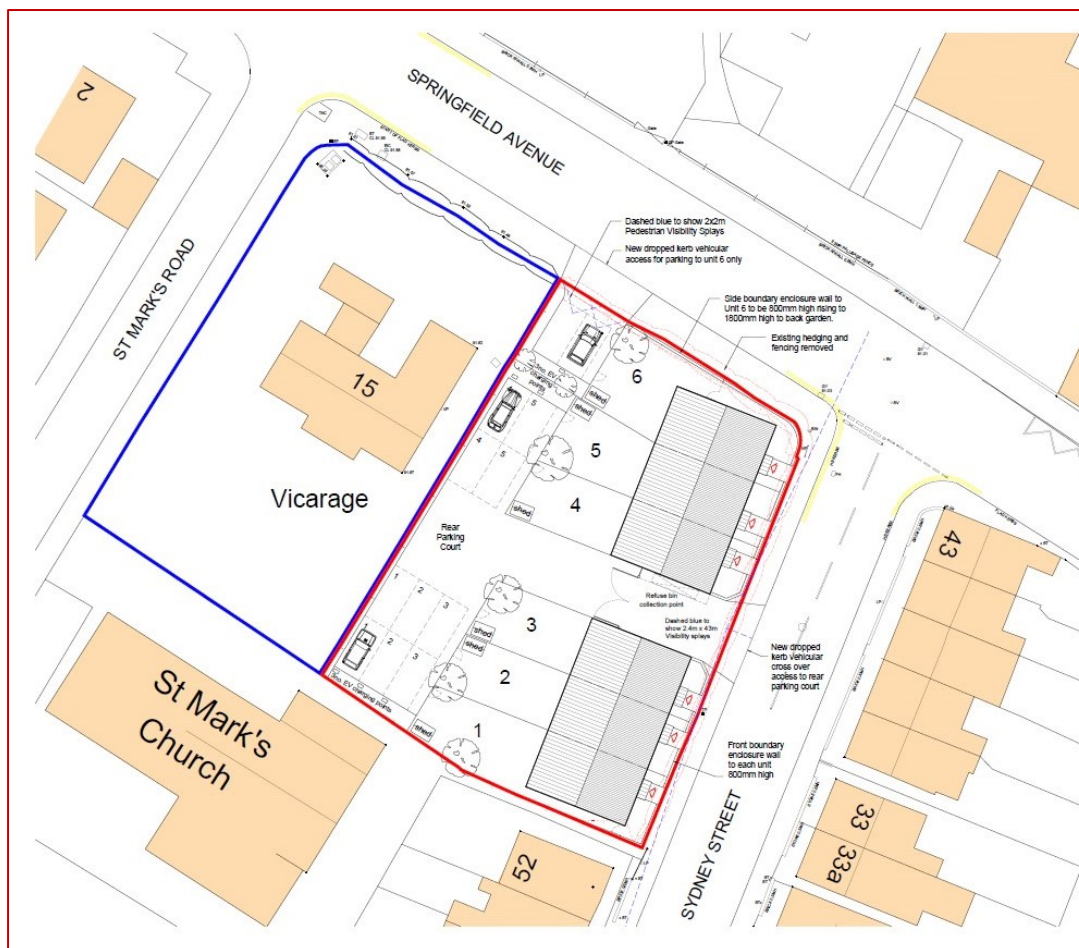


**DEVELOPMENT LAND AT  
SYDNEY STREET (rear of St Marks Vicarage)  
BRAMPTON  
CHESTERFIELD  
DERBYSHIRE S40 1DA**



**Offers Over £200,000**

**An excellent development plot with planning consent for six dwellings.**

Enjoying a favoured position in desirable Brampton, lying west of Chesterfield town centre, an excellent development opportunity for the local builder, developer or property investor. Planning consent is granted for the erection of six new dwellings, laid out in two terraces of three and each providing three bedroomed accommodation with off street parking and gardens. Full details of the planning consent can be viewed through the Chesterfield Borough Council planning portal under reference CHE/19/00200/FUL.

The finished homes, as planned, would be well suited to the first time buyer, small family or young professionals and equally suitable for those downsizing or seeking a buy-to-let opportunity, all appreciative of quality low maintenance homes fit for 21<sup>st</sup> century lifestyles.

The land for development lies adjacent to St Marks Vicarage, a principally level garden plot fronting Sydney Street and Springfield Avenue. The area is a popular residential district offering convenient access into central Chesterfield and for shops and amenities on Chatsworth Road and with good road communications leading to the surrounding centres of employment.



**RICS**

**MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: [matlock@fidler-taylor.co.uk](mailto:matlock@fidler-taylor.co.uk)  
**ASHBOURNE:** 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: [ashbourne@fidler-taylor.co.uk](mailto:ashbourne@fidler-taylor.co.uk)



**NOTE** – The sale will be under the authority of Part 1 Church Property Measure 2018 and standard church restrictions will be included in the transfer deed. A copy of the restrictions is available from the selling agents.

**TENURE** – Freehold.

**PLANNING CONSENT** is granted by Chesterfield Borough Council under planning reference CHE/19/00200/FUL.

**SERVICES** – All mains services are available to the property which benefits from gas fired central heating and UPVC double glazing. No test has been made on services or their distribution.

**DIRECTIONS** – From Chesterfield West Bars roundabout, follow the A619 Chatsworth Road. After passing Pizza Hut on the right hand side take the next right turn into School Board Lane then first left into Vernon Street. Take the next right into Sydney Street and the land can be found on the left hand side towards the end of the street, identified by the agents For Sale board.

**VIEWING** – Call on site at any reasonable time.

**Ref: FTM9435.8A**

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.