



## FREEHOLD INDUSTRIAL DEVELOPMENT SITE

Land to the east of Callywhite Lane, Dronfield, S18 2XR

- 1.9 acre development site (asking £150,000 per acre)
- Outline planning consent for 22 business units and associated parking
- Potential for alternative schemes subject to consent
- Infrequent opportunity to acquire freehold site in this locality

# FOR SALE

**ADDRESS: LAND TO THE SOUTH EAST OF CALLYWHITE LANE, DRONFIELD, S18 2XR**

## LOCATION

Dronfield is an established local centre of North Derbyshire, situated broadly seven miles equidistant from Sheffield city in the north and Chesterfield town in the south, with local rail connections thereto.

The site stands on the south eastern tip of the Callywhite Lane Industrial Estate, accessed off the roundabout turning head, bordering countryside and a public footpath, which in turn adjoins vacant land running to the south of Callywhite Lane. Occupiers in the locality include Kilner Vaccumation (adjacent) and Henry Boot.

The estate is well placed for travel via the areas primary road network, particularly the A61 Dronfield By-Pass, which links Sheffield city with Chesterfield town, as well as the A617, giving access to M1 junction 29 and 29A.

## DESCRIPTION

A near rectangular shaped site extending to 1.9 acres (0.77 hectares) or thereabouts that is believed to have stood vacant and unused from the early inter-war era.

## PLANNING

Outline planning consent was obtained (means of access and layout not reserved) for construction of 22 business units of mixed use with associated car parking reference 12/00612/OL.

The permitted use is designated as:

- B1 Business
- B2 General Industrial
- B8 Storage and Distribution.

The permission is subject to a Section 106 Agreement dated 25 April 2013 requiring the developer to pay the sum of £21,050 towards the Public Realm Improvements to Callywhite Lane Industrial Estate. The payment is to be made prior to occupation of the eleventh unit constructed. In addition, the developer is responsible for monitoring payments to the local authority.

Details of the planning consent are available for download from the agents website or from the local authority, North East Derbyshire District Council, Council House, Saltergate Chesterfield S40 1LF, telephone 01246 231111.

## ASKING PRICE

Offers are sought in the region of **£285,000** (two hundred and eighty five thousand pounds). For the Freehold interest.

## ACCESS

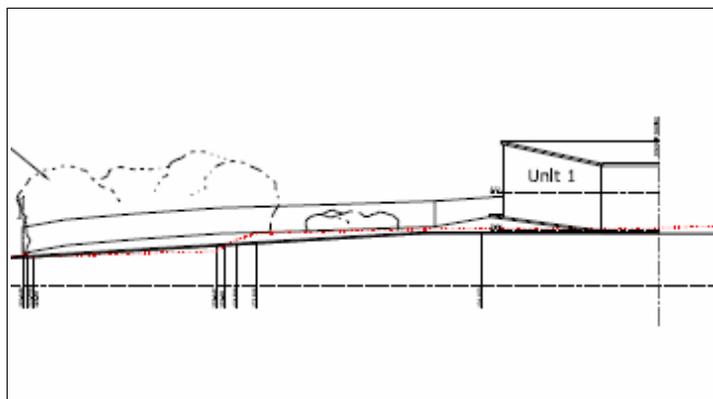
The site is currently secured against unauthorised access but arrangements can be made via the agent.

## AGENCY CONTACT INFORMATION

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*Elevation Drawing Extract*



*Location Plan*

## FEBRUARY 2015 (PRICE ALTERATION)

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