MAJOR DEVELOPMENT SITE
Former Boatyard, Sheffield Road, Unstone, Chesterfield, S41 9EJ

• Fantastic location
• Good communication links to Sheffield/Chesterfield
• Rare opportunity to acquire a development site in Unstone
LOCATION
The property occupies a prominent position on Sheffield Road at the southern edge of Unstone, approximately 200 meters from Unstone Green. Dronfield centre lies 3-5km to the north west with Chesterfield town centre being approximately 5km to the south. The River Drone and Midland Main Railway line run through the village. It has excellent links to Sheffield City Centre and Chesterfield.

DESCRIPTION
The site is an open un-surfaced ground that was used for the storage of boats, having redundant ancillary buildings associated with boat sales. Outline planning consent is being determined for 48 dwellings.

SITE AREA
1.297(ha), 3.2 acres approximately

PLANNING
Planning application number CHE/16/00171/OUT

SERVICES
Potential developers should satisfy themselves that services are available.

PRICE
Offers invited in the region of £1.8m - £2m

LEGAL COSTS
Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING/ENQUIRIES Contact the sole agents:
Mark Jenkinson and son: 0114 276 0151 (Mohammed Mahroof)
Email: mahroof@markjenkinson.co.uk

FEBRUARY 2017
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