

COMMERCIAL

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



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

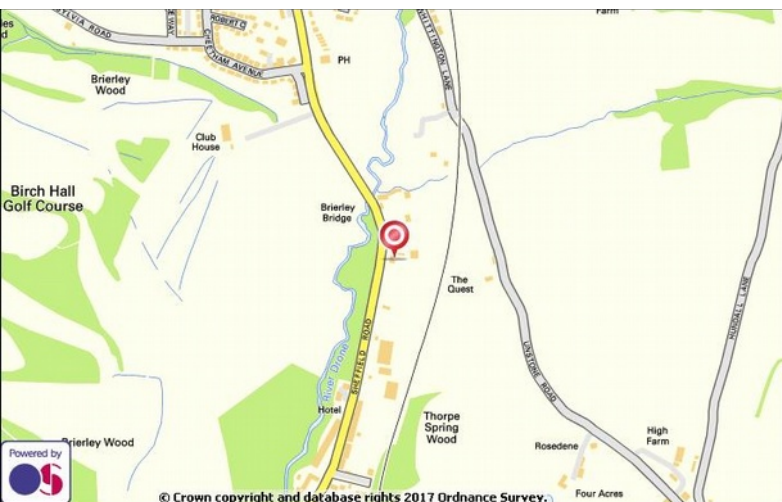
FOR SALE

Former Boatyard, Sheffield Road, Unstone, Chesterfield S41 9EJ

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.



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

Messrs Mark Jenkinson and Son for themselves and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, part of an offer or contract. All descriptions, dimensions, references to condition, lease terms, necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise, as to the correctness of each of them. 3. No person in the employment of Messrs Mark Jenkinson and Son has any authority to make or give any representation or warranty whatever in relation to this property.

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

