



- **Former Telmere Lodge public house and land**
- **Development potential for three houses and two bungalows**
- **Road frontage and access from Mansfield Road (B6039)**
- **Comprises approximately 3.380 acres (1.31 ha)**
- **Open aspect overlooking grassland and fields**

The Property

Former Telmere Lodge public house with ancillary storage and kitchens with surrounding large tarmac car park and open fields to the West of the site.

Location

The site is located some two miles south-east of Chesterfield town centre at the junction of Mansfield Road, B6039 and Furnace Hillcock Way on the south edge Hasland. It benefits from an open aspect to the east, over-looking grassland and fields.

The Site

The land is identified on the adjoining plan and amounts to approximately 3.38 acres (1.37 ha)

Planning

Full planning consent was granted on 27th September 2017 for the 'demolition of public house and ancillary buildings/structures and construction of 3 houses and 2 bungalows (with roof space)' The full application can be viewed through North East Derbyshire Planning Portal REF:15/01141/FL

EPC Rating D

A full copy of the EPC will be available to view via our website

VIEWING

On site at any reasonable time

SOLICITORS

T LT Solicitors
1 Redcliff Street Bristol BS1 6TP

