

Land at Storforth Lane and St Philip's Drive, Chesterfield, Derbyshire



Residential Development Opportunity

Approximately 0.5 hectares with full planning permission for 17 dwellings
www.hawksmoorps.co.uk

Storforth Lane and St Philip's Drive, Chesterfield, Derbyshire

Overview

Hawksmoor are instructed by Coverland UK Limited to offer Phase 1 and 2 of the property for sale, red edged on the plan.

Chesterfield Borough Council granted full planning permission for the two part residential redevelopment of the former Builder's Yard associated with the Storforth Lane Trading Estate, Phase 1 (CHE/13/00640/FUL) and Phase 2 (CHE/13/00282/FUL).

Phase 1 comprises 5 family dwellings with associated car parking and garaging facilities served by St Philip's Drive, to which they front. Phase 2 provides 12 semi-detached dwellings with associated car parking facilities, served by a new access road from Storforth Lane. The decisions are subject to various planning conditions and a Section 106 Agreement.

Location

The site lies to the south of Chesterfield town centre by approximately 1.5 miles. The town is administrated as part of Chesterfield Borough Council within the county of Derbyshire in the East Midlands. Chesterfield is in easy reach of the cities of Sheffield 13 miles to the north, Derby 24 miles to the south, and Nottingham 26 miles to the south east. Junction 29 of the M1 is less than 6 miles from the site. Outdoor attractions such as the Peak District National Park and Chatsworth Park lie 15 and 11 miles to the west respectively.

The site is bounded to the south by Storforth Lane and to the west by St Philip's Drive. The site is situated in Hasland, which is a predominately two-storey residential suburb of Chesterfield with a range of community facilities, including schools, outdoor sporting facilities and a medical centre. Chesterfield town centre and railway station are within 2 miles of Hasland to the north. An hourly bus service operates along Storforth Lane to Chesterfield town centre. Chesterfield, and its outlying districts provide and share a good range of shops and other amenities, including markets and the East Midlands Designer Outlet.

Description

The application site is a brownfield site extending to 0.5 hectares (1.23 acres) with Phase 1 totalling approximately 0.15 hectares and Phase 2 totalling approximately 0.35 hectares. Phase 1 and 2 are currently used for the temporary storage of building materials in connection with refurbishment works to the Storforth Lane Trading Estate. There are a number of buildings on Phase 2, all of which are to be demolished to allow residential redevelopment. Apart from the soft landscaped areas fronting Storforth Lane and St Philip's Drive, the entire builder's yard is currently hard surfaced, largely in concrete with some tarmac, laid to nominal falls to gullies. There are no trees within the property's boundary.

Access to Phase 1 is to be taken off the adopted highway of St Philip's Drive via new combined vehicular and pedestrian accesses serving the individual dwellings. Access to Phase 2 is to be taken off the adopted highway of Storforth Lane via a new access road. The existing vehicular access into the former Builder's yard is to be removed.

Planning Permission

Full planning applications were submitted for Phase 1 and Phase 2 in October 2013 and May 2013 respectively.

Phase 1 for 5 family dwellings comprises two house types.

Plots 1, 4 and 5 are 2-storey, four bedroomed detached dwellings with an integral garage and parking for additional vehicles on the driveway. The net habitable floor area is 104.52 square metres (1,125 sqft) each.

Plots 2 and 3 are 2-storey, three bedroomed, semi-detached dwellings with adequate parking to the side and front. The net habitable area is 73.6 square metres (792 sqft) each.

Phase 2 for 12 dwellings comprises three house types (A, B & C) all of which are 2-storey, three bedroomed, semi-detached dwellings.

Type A includes parking for at least two vehicles on the driveway and has a net habitable floor area of 74.4 square metres (800 sqft).

Type B includes parking spaces for two vehicles and has a net habitable floor area of 81.4 square metres (876 sqft).

Type C includes parking for one vehicle and a half shared visitor space in a designated parking area and has a net habitable floor area of 64 square metres (688 sqft).

No affordable housing is required on the site.

Section 106 Agreement Obligations

Phase 2 is subject to a Section 106 Planning Obligation dated 2nd September 2013 which includes the following:

An education contribution of £11,399, for the provision and maintenance of education facilities at Hasland Junior School, to be paid prior to the occupation of no more than 6 dwellings.

A public open space contribution of £18,663, for the maintenance and improvement of Eastwood Park, to be paid prior to the occupation of no more than 6 dwellings.

Services

It is understood that storm and foul drainage connections, mains water, electricity, gas and telecommunications services are available in the area. None of the existing services have been inspected or tested and prospective purchasers should investigate these matters to their own satisfaction.

Local Planning Authority

Chesterfield Borough Council, Town Hall, Rose Hill, Chesterfield, Derbyshire, S40 1LP
Telephone: 01246 345345. Website: www.chesterfield.gov.uk

Highway Authority

Derbyshire County Council, County Hall, Matlock, DE4 3AG
Telephone: 01629 533190. Website: www.derbyshire.gov.uk



Information Package

An information package is available on a dedicated website. Log in details will be provided following receipt of an initial expression of interest. The following documents will be available:

- Full Planning Application for Phase 1 (CHE/13/00640/FUL) with supporting documents
- Full Planning Application for Phase 2 (CHE/13/00282/FUL) with supporting documents
- Photographs
- Section 106 Agreement and Planning Permissions
- Geotechnical & Geo-Environmental Site Investigation
- Demolition Quotation
- Coal Mining Risk Assessment
- Topographical Survey
- Title Information
- Adopted Highway Extents
- Sewer Records

Within their appraisals, interested parties should allow for the technical findings within the information pack. It is envisaged the purchaser will be granted a license agreement to build the house types on the subject site. Alternatively developers may pursue a plot substitution after the site purchase to further optimise development densities.



Method of Sale

The site is offered for sale by informal tender. Subject to contract offers are invited to be submitted for the freehold interests of the property. Vacant possession is to be provided upon legal completion.

Viewing Arrangements

Viewing is strictly by prior appointment through the sole selling agent Hawksmoor. Prospective purchasers should be aware inspections are made entirely at their own risk and the vendor or their agents accept no liability arising from such inspections.

Contact Information

If you would like to discuss this site in further detail, please do not hesitate to contact Brian P Egerton or Lisa Cooke at:
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