

FOR SALE

Freehold development land with outline planning consent for up to 22 business units, & separate conditional planning consent for use as an Energy Storage Facility.

1.9 acres (0.77 HA)

Callywhite Lane, Dronfield, Derbyshire, S18 2XR.



Messrs. Burgess Commercial for themselves and for vendors and lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Burgess Commercial has the authority to make or give any representation or warranty in relation to this property.

LOCATION

The subject land occupies a prominent and elevated position at the head of Callywhite Lane which is at the south-eastern side of this well-established industrial location. There are a large variety of businesses represented along Callywhite Lane. Dronfield itself lies almost equidistant from the centre of Sheffield and Chesterfield and is well served by the rail network.

BRIEF DESCRIPTION

The site comprises of a regular shaped plot having recently been cleared and levelled. The land has also recently had palisade fencing erected to the boundaries, together with double palisade entrance gates to the frontage. A "phase one and two" contamination study comprehensive geotechnical ground investigation report has been commissioned.

SITE

The total site area is 1.9 acres (0.77 HA).

RATING ASSESSMENT

The site will be assessed for business rates upon completion of a development scheme.

SERVICES

The site does not benefit from any mains services & any prospective purchaser are advised to make their own enquiries concerning the availability & capacity of all mains services in the locality.

PLANNING

The land benefits from outline planning consent for the development of up to 22 business units for mixed use (Planning Application Reference (12/00612/OL) for uses falling within Class B1, B2 & B8 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005. Please see [http://planapps-online-ne-derbyshire.gov.uk/online-applications/simpleSearchResults.do?action=firstPage](http://planapps-online.ne-derbyshire.gov.uk/online-applications/simpleSearchResults.do?action=firstPage)

The land further benefits from conditional planning consent for use as an "Energy Storage Facility, comprising battery storage containers, switchgear container, substation and associated access road and car parking". Planning Application Reference (17/01072/FL).

All enquiries and a copy of the outline consent can be obtained by contacting the planning department at North East Derbyshire Council, Council House, Saltergate, Chesterfield, S40 1LF. Tel. 01246 231111, or visit <http://planapps-online-ne-derbyshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OXp7G8LILAG00>

TENURE

Freehold.

PRICE

On application.

ENERGY PERFORMANCE CERTIFICATE

Not Applicable.

VAT

Prices quoted are exclusive of VAT but may be subject to VAT.

VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Agent, Burgess Commercial on 01709 721706.

FIXTURES & FITTINGS

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the ingoing occupier; neither the Agent nor their Clients can offer any form of warranty as to their working order, or suitability for any particular purpose.

DISCLAIMER

Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by a Disto laser measuring device. We would suggest that purchasers or Tenant's satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

