



Land at Inkersall Road,  
Staveley, Chesterfield

# LAND AT INKERSALL ROAD, STAVELEY, CHESTERFIELD



Land at Inkersall Road, Staveley, Chesterfield, Derbyshire, S43 3YJ



**An opportunity to acquire a greenfield residential development site in the established and well regarded settlement of Staveley.**

- Freehold sale by informal tender.
- Resolution to Grant for up to 400 dwellings.
- Gross site area 55.1 acres (22.3 hectares).
- Excellent links by road to Chesterfield, Sheffield and J29A of M1 motorway.

## Location

The site is located to the south of Staveley and east of Middlecroft and Inkersall, directly adjacent to the Trans Pennine Trail and within close proximity of Poolsbrook County Park. The sustainably located town of Staveley is a key employment hub with significant investment planned for the Staveley Regeneration Corridor and proposed HS2 Depot. The town boasts a range of facilities including schools, a college, shops, pharmacy and other community services.

Staveley is located approximately 4 miles north east of Chesterfield and 2 miles west of Junction 29A of the M1 motorway. The M1 provides road links to Nottingham, Derby and Leicester to the south, and Sheffield and Leeds to the north. The nearest cities are Sheffield, located 12 miles northwest and Nottingham located 25 miles south.

Chesterfield Rail station is located 5 miles west of the site and provides direct access to London in approx. 2 hours, plus connections to Sheffield, Leeds and Edinburgh.



07880 190978



Amy.Bowden@fishergerman.co.uk

# Benefiting from excellent connectivity by road and rail



# An attractive green suburb where locals will aspire to live

## Description

The site extends to 55.1 acres and comprises five agricultural fields. The field boundaries are well established by tress, scrub and hedgerows. The Trans Pennine Trail creates an attractive wooded western boundary while Inkersall Road and Inkersall Green Road form the eastern and southern boundary, extending into open countryside and Poolsbrook Country Park.

The closest concentration of amenities to the site is located at Middlecroft to the west, around 900 metres from the centre of the site. These include schools, recreation services, a church, two small supermarket, a pub and takeaways. All within walking distance.

The site has an undulating topography which creates two distinct parcels. Both parcels slope towards the brook which forms the central valley of the site. This provides existing surface water drainage connections while foul drainage connections also exist on site (see Utilities Survey in Sale Pack).

There are two approved points of vehicular access from Inkersall Road to the east and Inkersall Green Road to the south. A road link between the two parcels will need to be provided.

## Local Amenities

The nearest primary school to the site is St Joseph's Catholic and C of E Primary School which is situated a 6 minute walk to the north of the site. This school is rated Ofsted "Good". Inkersall Primary School is situated a 12 minute walk west of the site. Both these schools can be accessed via the existing pedestrian footways and paths over Calver Crescent from the Trans Pennine Trail, which immediately abuts the site boundary.

The nearest secondary school to the site is Springwell Community College which is located 500m (5 minute walk) west of the site accessed via the Trans Pennine Trail. Netherthorpe School Science College is located 1.6 miles north of the site. This school is rated Ofsted "Good".

A pre-school nursery called the ABC Centre is located 750m north of the site on Middlecroft Road.

## Planning

The Outline Planning Application for up to 400 dwellings and provision of an area of open space, landscaping and access from Inkersall Road and Inkersall Green Road (reference: CHE/19/00131/OUT) received a resolution to grant planning at committee on the 19<sup>th</sup> November 2019.

The decision notice is subject to agreement of the Section 106 which Hollins Strategic Land are in the process of negotiating. The salient points of the Section 106 are:

- 20% on-site affordable housing
- Healthcare contribution = £192,000
- Travel Plan Monitoring = £1,012 pa for 9 years
- Off site highway mitigation contribution - cost being negotiated
- Public Art Scheme - proposed to be 1% of overall development cost, fixed cost being negotiated.
- Public Footpath Contribution (TBC)
- Speed limit modification contribution = £5,000

The Section 106 Agreement will be provided in the sale pack when available.

Chesterfield Borough Council adopted CIL effective from April 2016. The Charging Schedule stipulates charging zone areas.

The northern two thirds of the site is located within the "Low" area where a charge of £23.20 psm applies.

The southern third of the site is located within the "medium" area where a charge of £57.99 psm applies.

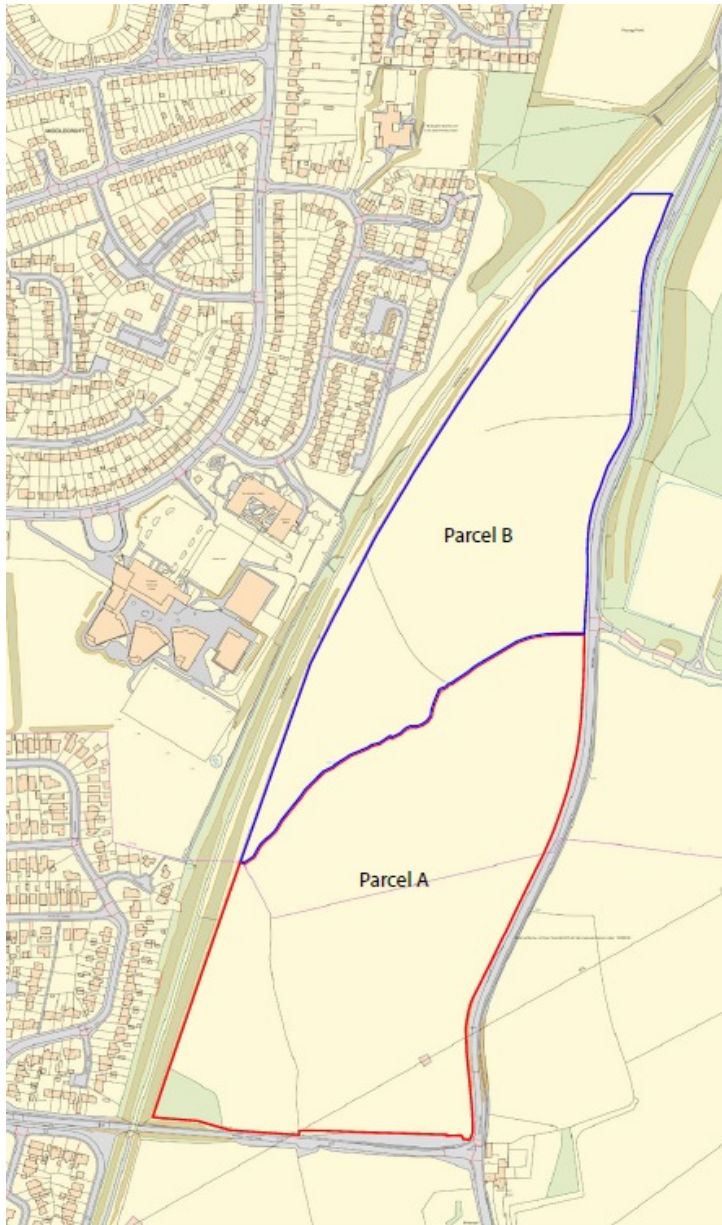
Both charges will be subject to indexation and are linked to the BCIS All in Tender Price Index.

## Local Planning Authority

Chesterfield Borough Council, Town Hall, Rose Hill, Chesterfield, S40 1LP  
T: 01246 345345



# Offers invited to purchase the entire site or a single parcel



## Basis of offers

Offers are invited to purchase the entire site or a single parcel. The three bases of offers are outlined below :

1. Parcel A  
12.7 gross ha (31.4 acres)  
180 dwellings
2. Parcel B  
9.6 gross ha (23.7 acres)  
220 dwellings
3. Parcel A and B (entire site)  
22.3 gross ha (55.1 acres)  
400 dwellings

The above are described in further detail, including purchaser obligations, in the offer pro-forma.

## Sale Pack

A comprehensive pack of planning and technical information is available for download via

## Letters of Reliance

Where possible the Promoter will provide the requested Letters of Reliance for pertinent and relevant external reports and surveys provided in the Sale Pack.

## Tenure

The site will be sold freehold, with vacant possession given on Completion.

## Method of Sale

The site is to be sold by informal tender with purchasers invited to submit offers in writing (or letter format via email) in accordance with the timetable set out in the covering letter, with the preference for unconditional offers.

## Plans, Schedules and Boundaries

The Plans and Schedules within these particulars are based on ordnance survey data and are provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendors nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

## Rights of Ways, Wayleaves and Easements

The site is sold subject to all Rights of Way, Wayleaves and Easements whether or not they are defined in this brochure.

## Dataroom

A comprehensive pack of planning and technical information is available for download via a drop box link.

For log in details please contact Karen Cunningham at [karen.cunningham@fishergerman.co.uk](mailto:karen.cunningham@fishergerman.co.uk).

## Viewings

At any reasonable time by appointment with the sole selling Agent.

## Costs

Each party will be responsible for their own legal fees.

## VAT

Please note that the Vendors have elected to tax the Property for VAT prior to the sale and output VAT will thus be chargeable on the sale price.

## Affordable Housing Provision (20%)

Offers from locally active RPs will be supplied within the dataroom. This information is provided to inform offers and we advise prospective purchasers that they seek their own assurances in this regard.

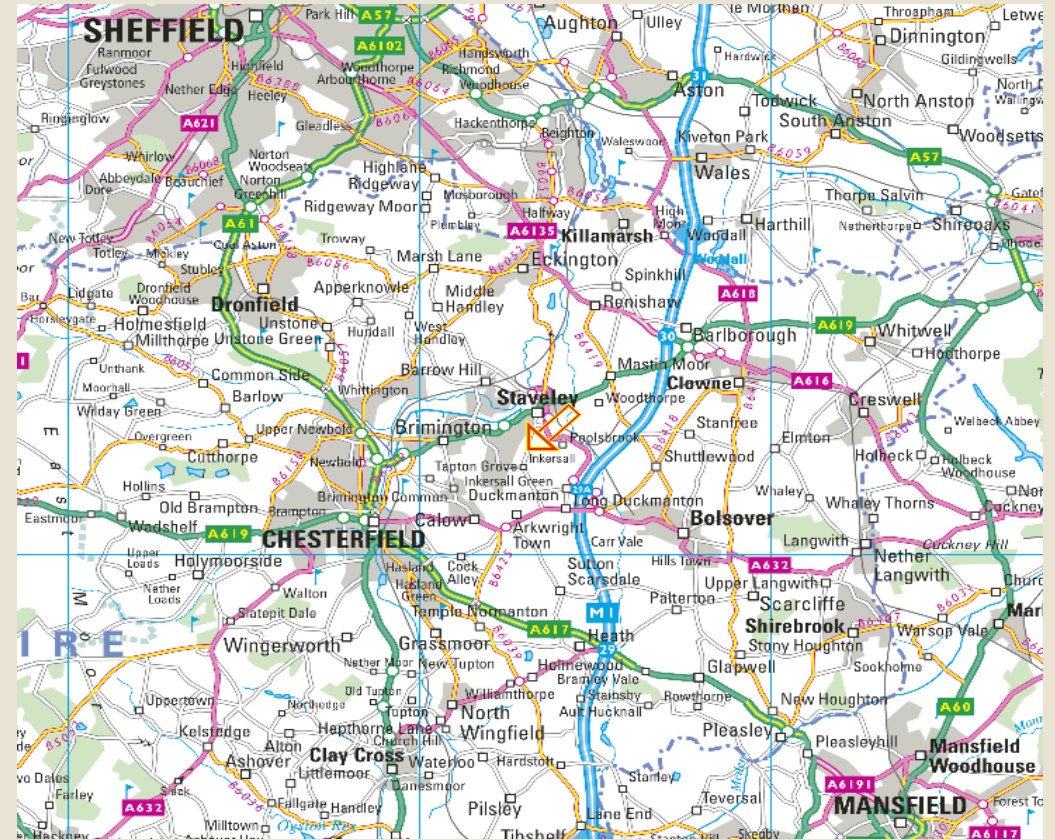
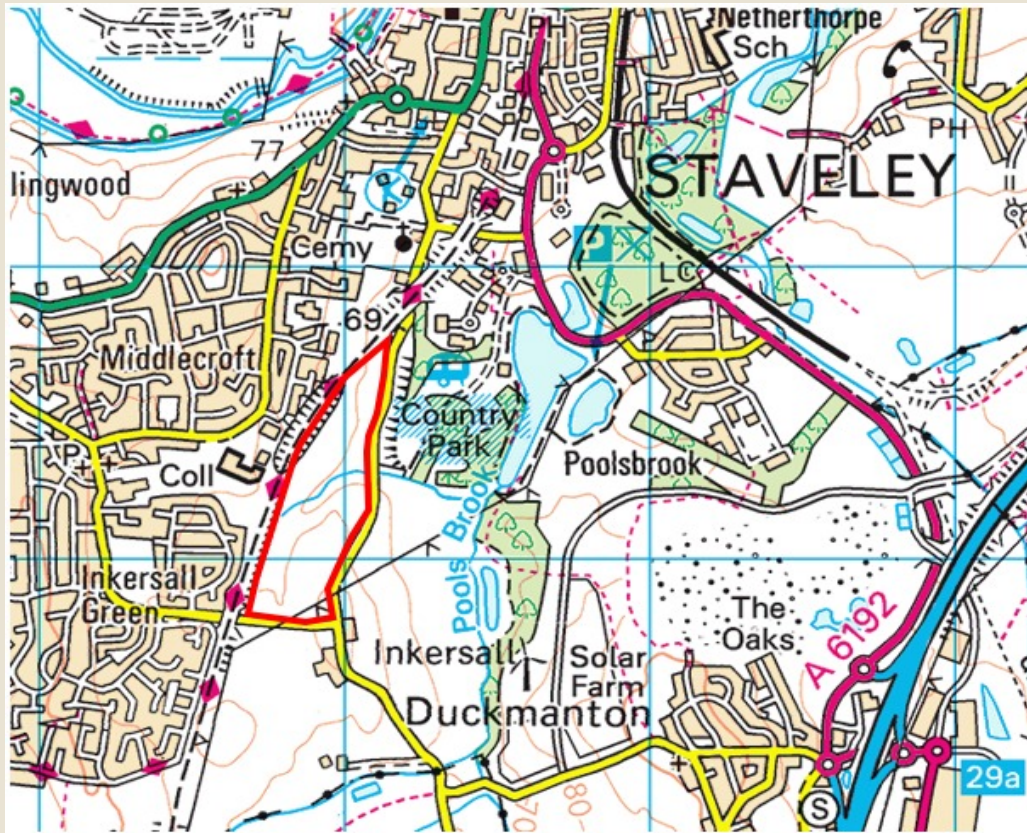
## Ground Rent





The land will be sold with a covenant that any ground rent for leasehold properties is to be no more than £1 annually.

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 <b>Approximate Travel Distances</b>	
 <b>Locations</b> <ul style="list-style-type: none"> <li>• J29A M1 - 2 miles</li> <li>• Chesterfield - 4 miles</li> <li>• Worksop - 12 miles</li> <li>• Sheffield - 14 miles</li> <li>• Nottingham - 25 miles</li> <li>• Derby - 28 miles</li> </ul>	 <b>Nearest Station</b> <ul style="list-style-type: none"> <li>• Chesterfield Rail Station - 4 miles</li> </ul>  <b>Nearest Airports</b> <ul style="list-style-type: none"> <li>• Doncaster Sheffield - 26 miles</li> <li>• East Midlands - 35 miles</li> </ul>

**Sole Selling Agent**

Ben Marshalsay  
 T: 07771 974322  
 E: [ben.marshalsay@fishergerman.co.uk](mailto:ben.marshalsay@fishergerman.co.uk)

Amy Bowden  
 T: 07880 190978  
 E: [amy.bowden@fishergerman.co.uk](mailto:amy.bowden@fishergerman.co.uk)

**Land promoted by**

Hollins Strategic Land LLP  
 Suite 4, 1 King Street, Manchester  
 M2 6AW

Christian Orr  
 T: 0161 244 8784  
 E: [Christian.Orr@hslnd.co.uk](mailto:Christian.Orr@hslnd.co.uk)



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Particulars dated February 2020. Photographs dated January 2020.