

LOT

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Land & buildings, 96 Creswell Road, Clowne, Chesterfield, Derbyshire S43 4NA

**Guide price\* £300,000 - £350,000**



**Site with existing buildings currently used as offices and a large area of hard standing for car parking**

**Location**

Clowne is a village in the Bolsover district of Derbyshire, located between Chesterfield and Worksop. Clowne benefits from good transport links, with the M1 motorway in close proximity. The village itself benefits from a good level of local amenities and well regarded schools.

**Description**

The subject site comprises a number of existing buildings currently used as offices and training space. There is a large area of hard standing on site used for car parking. The site measures approximately 0.58 acres and is located in a predominantly residential area. The existing buildings on site are all capable of conversion to residential

use. Notwithstanding this, the site could be cleared and comprehensively redeveloped for new build housing. Alternatively, a scheme of conversion and new build development would be a viable option subject to obtaining the appropriate consents.

**Tenure**  
Freehold

**EPC**  
In Legal Pack

**Auction Valuer**  
Lucy Crapper ANAVA

**Note**  
Plans shown are for information only and are not to scale.

**Viewing**

Strictly by appointment with joint agent Blundells Auctions 0114 2541185 or at weekends Frank Innes Chesterfield 01246 700251

