

# Tom Lane, Duckmanton, S44 5EE

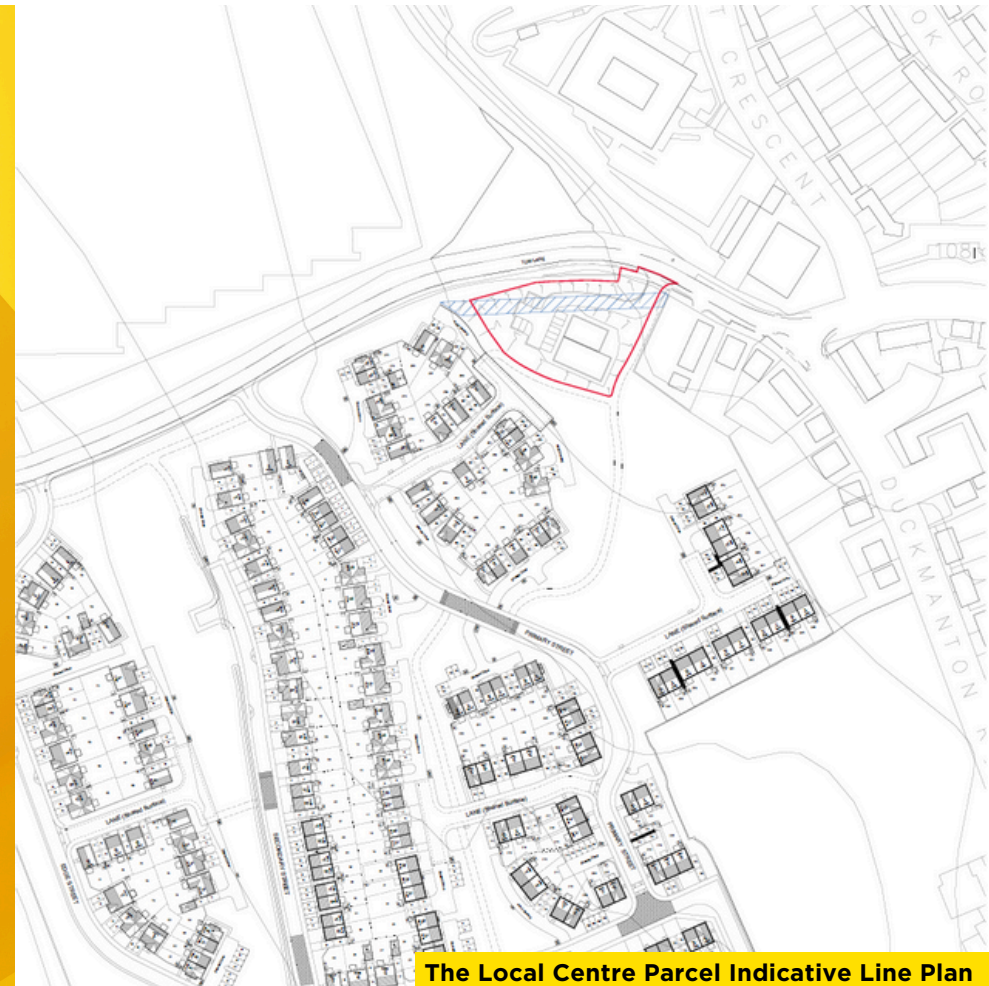
## LOCAL CENTRE OPPORTUNITY

Consented Residential Scheme including a  
Local Centre/Employment/Community Use  
Opportunity



## KEY HIGHLIGHTS

- Established village location
- Local Centre/Employment/Community parcel - approximately 0.65 acres (0.26 ha)
- Local Centre Scheme situated within a consented residential scheme of 275 new homes
- Local Centre uses include Class E and Class F2
- Homes by honey are on site developing the consented new homes and associated infrastructure
- Close proximity to Markham Vale
- Excellent access to M1 J29A
- Outline planning consent - CHE/16/00340/OUT
- Reserved Matters Approval - CHE/24/00627/REM



**The Local Centre Parcel Indicative Line Plan**

## LOCATION

Duckmanton is a village in North East Derbyshire, situated approximately:

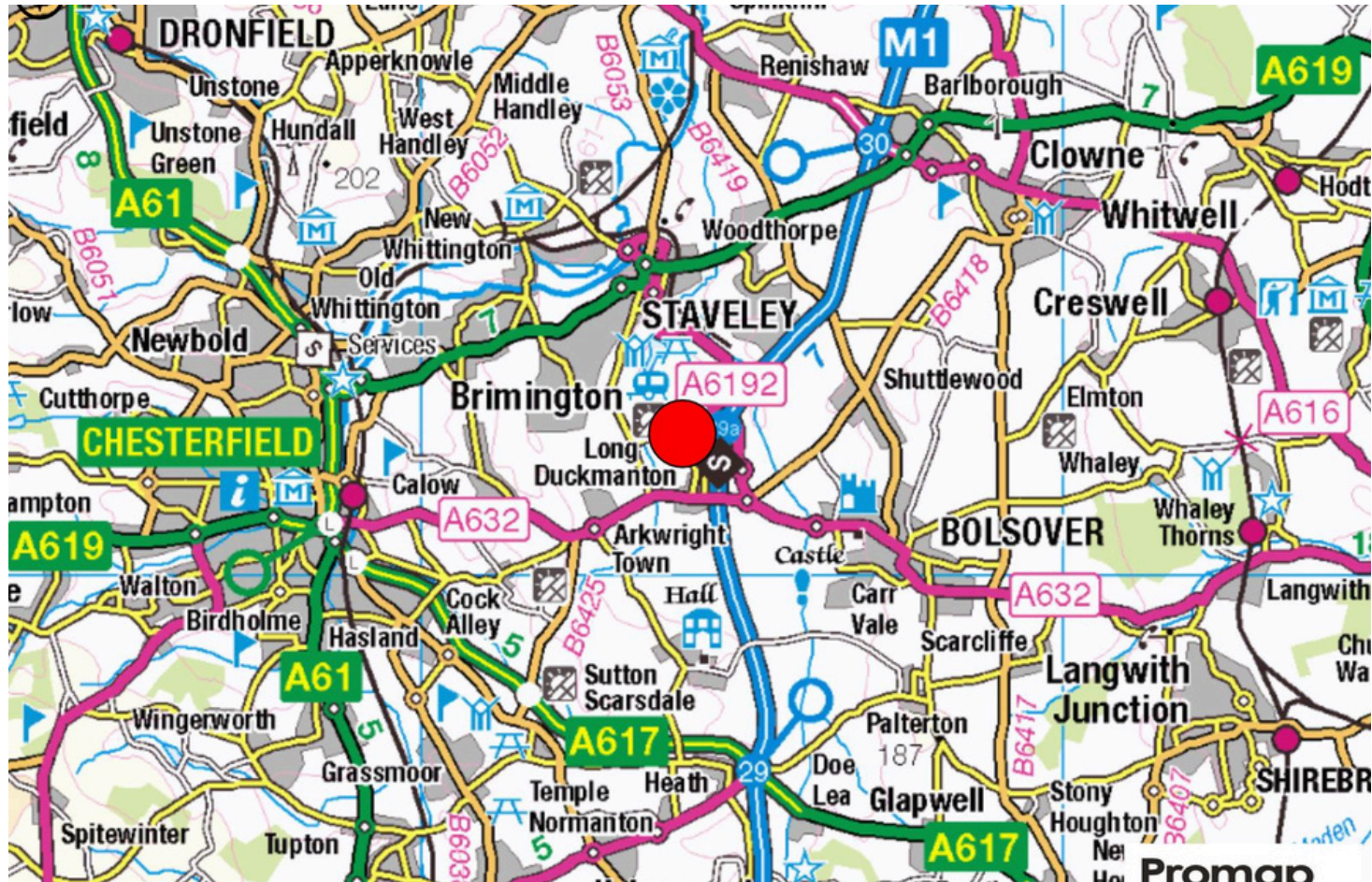
- 3.4 miles (5.5km) north west of Bolsover
- 4.3 miles (6.9km) east of Chesterfield
- 21.4 miles (34.4km) south east of Sheffield
- 25.2 miles (40.6km) north west of Nottingham

The Site is located to the south of Tom Lane and to the west of Duckmanton Road and Rectory Road. The M1 motorway is situated east of the Site, which runs north to south almost parallel to the Site. Duckmanton provides excellent access to J29A of the M1 motorway, increasing the village's potential as a commuter destination. Significant employment, industrial and commercial opportunities alongside the new junction have been developed and proposed, namely Markham Vale, comprising 200 acres of private industrial, distribution and commercial development.

The Site is located approximately 4.7 miles (7.6km) east of Chesterfield Train Station which is on the Midland Main Line and offers services to Sheffield, Manchester, Leeds, Leicester and London to name a few.

The surrounding areas are primarily residential, with a small number of shops, two pubs and a primary school, commensurate with its size, all within close proximity of the Site. However, the majority of residents' requirements can be accommodated in the nearby market towns of Bolsover and Chesterfield.

Poolsbrook Country Park, Carr Vale Nature Reserve and Bolsover Castle are all within a 10 minute drive of the Site. There are several primary and secondary schools within three miles of the Site, including Duckmanton Primary School, Brockley Primary School, Springwell Community College and Netherthorpe School.



## DESCRIPTION

The wider Site comprises a consented residential housing scheme of 275 new homes being delivered by Homes by honey.

The Local Centre forms part of this wider residential scheme. This parcel benefits from road frontage onto Tom Lane which would primarily serve the Local Centre/commercial/community element of the development, as well as the residential scheme.

The parcel infrastructure requirements can be agreed with the acquiring party.

## PLANNING

The Site has Outline and Reserved Matters Approval for a residential scheme of up to 275 new homes, including a Local Centre/employment use/community use.

The Local Centre/employment/community parcel forms part of the consented site and comprises the following:

300m<sup>2</sup> (3,229 sqft) of Class E use and 300m<sup>2</sup> (3,229 sqft) of Class F2.

The uses are expanded below:

- Use Class E includes shop, financial and professional services (none medical), café or restaurant, office (not A2), F&D, clinics, health centres, crèches, day nurseries, day centres and gyms,
- Use Class F2 is restricted to 'Local Community Uses', which only includes:
  - Shops mostly selling essential goods, including food, to visiting members of the public in circumstances where -  
The shops premises cover an area not more than 280sqm, and  
There is no other such facility within 1000 meter radius of the shop's location
  - A hall or meeting place for the principal use of the local community
  - An area or place for outdoor sport or recreation, not involving motorised vehicles or firearms,
  - An indoor or outdoor swimming pool or skating rink.

## SITE AREA

The Site of the Commercial parcel extends to approximately 0.65 acres (0.26 ha).

## RATEABLE VALUE

To be assessed.

## EPC

To be assessed.



TOM LANE, DUCKMANTON – INDICATIVE COMMERCIAL LAYOUT

## TENURE

The Site is held freehold by Homes by honey and is available with vacant possession upon legal completion.

## VAT

VAT is applicable on this transaction.

## SERVICES

Purchasers are to make their own investigation as to the capability and capacity of services for their proposed development scheme and density on the Site.

However, it is anticipated that the scheme has sufficient capacity for all services.

Homes by honey can provide infrastructure to the boundary of the parcel, with the specification of the works to be agreed between the parties.

## LOCAL PLANNING AUTHORITY

The Local Planning Authority is Chesterfield Borough Council.

Interested parties are encouraged to undertake their own due diligence with the Local Authority to support their offer.

**Chesterfield Borough Council**

[www.chesterfield.gov.uk](http://www.chesterfield.gov.uk)

## INFORMATION PACK

The following information will be made available by the Agents:

- Coal Mining Report
- Decision Notice - Outline and RMA
- Design and Access Statements/Drainage Information
- Ecology Report
- Flood Risk Assessment
- Heritage and Archaeology Assessment
- Indicative Masterplan
- Landscape Appraisal
- Noise Assessment
- Planning Representations
- Planning Statement and Summary
- Residential Travel Plans
- Services Information
- Transport Assessment and Addendum
- Transport Survey
- Travel Plan
- Topographical Survey

The preferred party will be expected to undertake all due diligence required to progress their offer.

## METHOD OF SALE

The Site is offered for sale by way of Informal Tender, and we are inviting offers for the freehold purchase based on a conditional or unconditional basis.

The Expressions of Interest deadline is **12 noon on Friday 31 October 2025**.

The Informal Tender deadline is **12 noon on Friday 21 November 2025**.

Offers for the Site should be made in writing and include the following information:

- Net conditional/unconditional sums in words and numbers
- Detail of the deal structure
- Details of the proposed scheme including an indicative layout, accommodation schedule and operators
- Any assumptions made with regard to abnormal development costs
- A brief synopsis of planning and technical due diligence undertaken to date
- Proposed timescales for exchange and completion
- Solicitor's details
- Approvals already in place and approvals required for exchange and completion
- Confirmation of availability of funds
- Bids should be based on information provided in the information pack

## Tom Lane/ Rectory Road, Duckmanton, S44 5EE - Local Centre Opportunity

All offers should be made for a specific sum in pounds sterling and are to be exclusive of VAT, which may be chargeable and payable by the purchaser in addition to the fixed sum.

Please also set out any proposed overage payments to the Seller in the event of any enhanced planning permissions being achieved over and above your initial proposals and/or Gross Development Value exceeding initial expectations.

Please note the Seller is not obliged to accept the highest of indeed any of the offers submitted.

All costs incurred whilst undertaking due diligence to support your offer are speculative and at the risk of the bidder. Under no circumstances will any costs be recoverable from the Seller.

The Seller reserves the right to make any amendments to the information provided in this brochure or to the additional information provided.

Offers made in writing should be addressed to Ann Taylor at: Savills, Cubo, Standard Court, Nottingham, NG1 6GN. Alternatively offers can be sent via email to:

Ann Taylor - ataylor@savills.com  
James Ottewell - jamesottewell@alexanderbruce.co.uk

## AGENTS FEE

Please note we are seeking a 2% contribution of the agreed net sale price from the preferred purchaser on exchange.

## VIEWING ARRANGEMENTS

The Site is secure but can be seen from Tom Lane and Rectory Road. Please notify the Agents to arrange a viewing prior to accessing the Site.

Please note that neither the Seller nor their Agents take any responsibility for loss or injury on Site and all viewings are undertaken at your own risk.

## CONTACT

### Ann Taylor

Director  
ataylor@savills.com  
+44 (0) 7866 813685

### James Ottewell

Director  
jamesottewell@alexanderbruce.co.uk  
+44 (0) 7866 813685

savills



ILLUSTRATIVE LAYOUT

## IMPORTANT NOTICE

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