



**Promap**  
LANDMARK INFORMATION GROUP

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**Adjacent to the Royal  
Mail Delivery Office, W  
Bars, Chesterfield, S40  
1AA**

**Vacant former car park on brownfield  
land, suitable for a number of uses  
subject to planning consent**

- Approximately 0.81 acres / 0.33 hectares
- Prominent road frontage
- Strong development potential
- Easy access to M1 Junction 29



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## LOCATION

The property is located to the south of West Bars Road. To the west and east of the property there are varying commercial uses such as Ravenside Retail Park, trade counter units, supermarket, offices and a number of other retail uses.

Situated approximately 24 miles north of Derby and 11 miles south of Sheffield, the site is located in the market town of Chesterfield and within the borough of Derbyshire. The site is located just outside the city core between West Bars and Markham Road A619, with a prime frontage onto a busy roundabout. The A619 is within close proximity to Chesterfield town centre and joins onto the A617 to the east, providing easy access to junction 29 of the M1 lying 5.7 miles to the east.

Chesterfield train station is located 1.2 miles to the northeast and East Midlands Airport is 35 miles to the south accessed via the M1 motorway.

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## DESCRIPTION

The property comprises of a vacant former multi-storey car park site, which extends to approximately 0.81 acres / 0.33 hectares in size. The site has been fenced and appears flat with a small amount of shrubbery.

The site has an access and egress point off West Bars to the north and Markham Road A619 to the south of the site respectively. Currently the entrance off West Bars provides a slip road style access point down to a personnel gate that has been installed. Similarly, to the south of the site there is a slip road style egress road up to the fenceline that is currently in place.

The site could be suitable for a variety of uses subject to obtaining the necessary consents.

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## PLANNING

The site was historically used as a multi-storey AGD Car Park which was demolished in line with an application that was made in May 2015.

The current Chesterfield Town Centre Masterplan sets out what is possible for the site and the document explains that the site could be suitable for commercial office, retail/leisure and/or mixed use residential development.

The Council is currently preparing a new local plan which will emerge in March 2019. The map contained within the consultation draft of the Local Plan indicates that the site is located within the 'Place Shaping' area of Chesterfield Town Centre. In addition to this, emerging policy PS1 suggests that a wholly commercial and/or retail use at ground floor with residential above would be possible.

Interested parties are advised to make their own enquiries with Chesterfield Borough Council to ascertain if the specific usage is suitable for the site.



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## TERMS

The property is available on an All Enquiries Basis and the landowner is open to ideas from occupiers or developers. The site could be made available on a leasehold or freehold basis. For further information and to discuss your requirement in more detail please contact the disposing agent.

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## BUSINESS RATES

Interested parties are advised to make their own enquires through Chesterfield Borough Council who can be contacted on 01246 345345.

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## VAT

RM reserves the right to elect the property for VAT.

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## LEGAL COSTS

Each party are responsible for their own legal costs in connection with the transaction.

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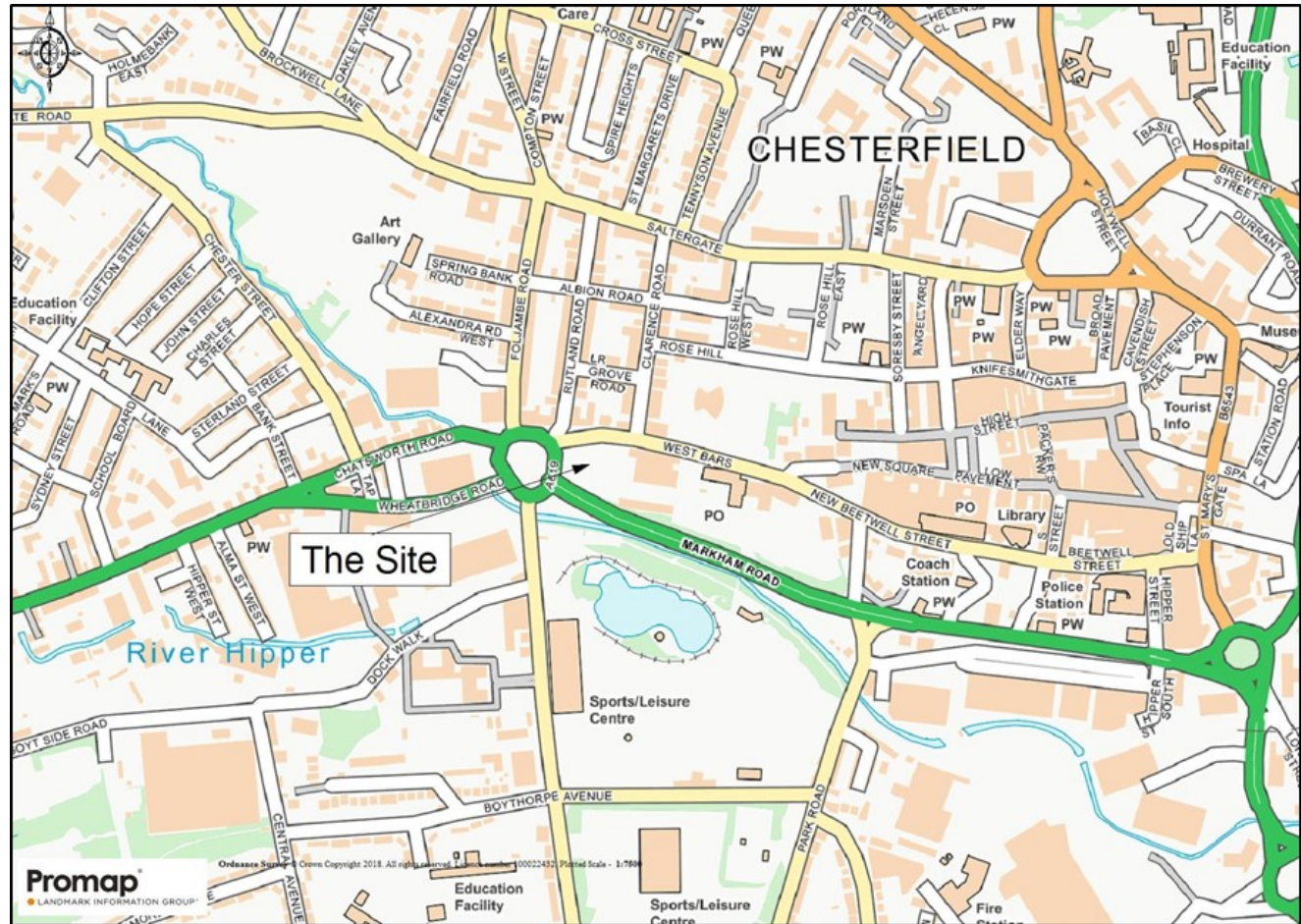
## ADDITIONAL INFORMATION

For further information on the site please visit the dedicated webpage and associated dataroom at:

<https://www.wbars-chesterfield.co.uk/>

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For identification purposes only

## VIEWING

Viewing strictly by appointment through the sole agent

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