

White & Co

CHARTERED SURVEYORS



**FOR SALE**

**RESIDENTIAL REDEVELOPMENT OPPORTUNITY**

**FORMER NORTHWOOD CLUB PREMISES  
OFF NORTHWOOD LANE  
DARLEY DALE  
MATLOCK  
DE4 2HQ**

[www.whiteandcosurveyors.com](http://www.whiteandcosurveyors.com)

## LOCATION

The property lies on the fringe of Darley Dale approximately 4 miles north west of Matlock Town Centre and 10 miles south west of Chesterfield Town Centre. The site is flanked by open countryside to the north east.

## DESCRIPTION

The site has the benefit of Outline planning consent for the demolition of the existing building and the construction of up to three detached houses. The existing building is configured and used as a workshop and stores, with ancillary residential accommodation to the rear.

## ACCOMMODATION

The existing building has the following Gross Internal Floor Area:

	Sq M	(Sq Ft)
Workshop	263	(2,830)
W/C's	14	(150)
Dwelling	84	(904)
<b>Total</b>	<b>361</b>	<b>(3,884)</b>

The overall site area extends to approximately 0.09 Ha (0.22 Acres).

## TENURE

The tenure of the property is freehold and vacant possession will be provided on completion.

## PLANNING

The property lies within an area within the jurisdiction of Derbyshire Dales District Council. The site has the benefit of the following Outline Planning permission.

Ref: 17/00646/OUT

"Residential development of up to 3 dwellings".

Granted: 11 October 2017.

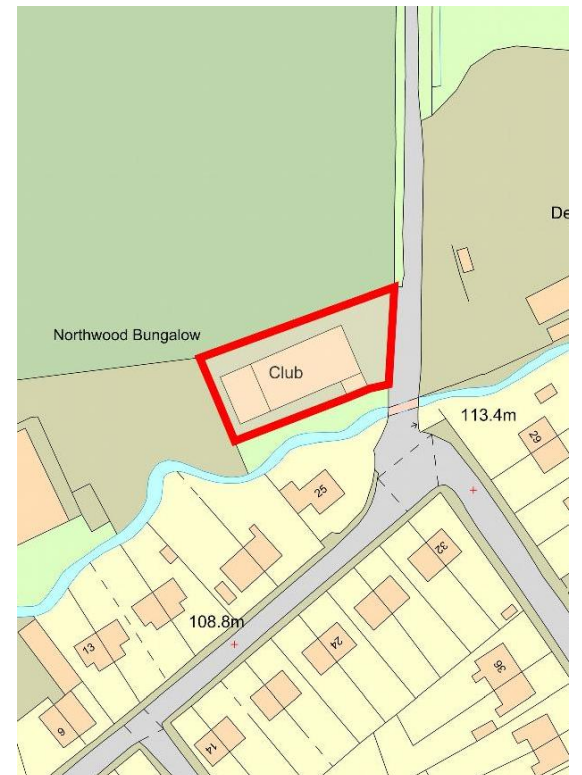
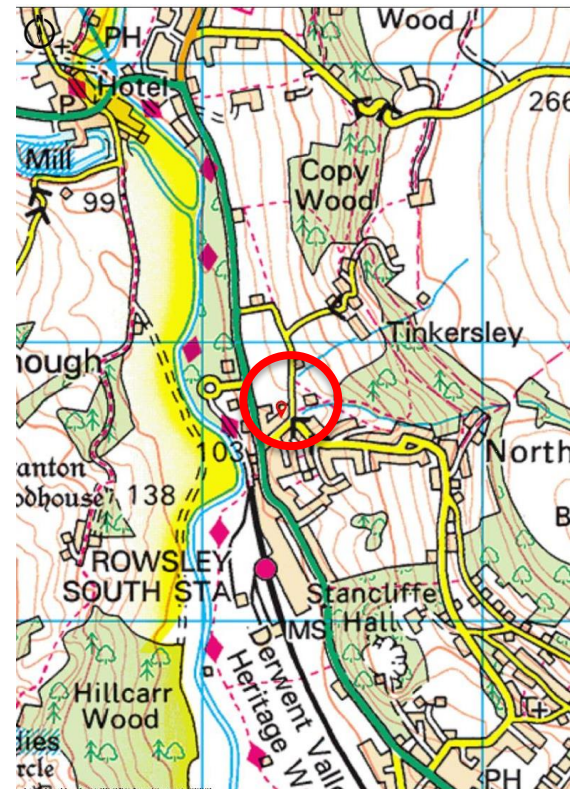
Rules governing timeframes for the submission of reserved matters for outline consents are in effect under The Business and Planning Act 2020. Provisions in this regard extend the time allowed for the approval of reserved matters up until the 01 May 2021.

Interested parties are however, advised to make their own enquiries and verifications in respect of planning aspects

## VIEWING

By prior arrangement with the sole agent Jason White.

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