

Land off Holbeck Close | Chesterfield | S41 7XH

3.68 acre site fronting the A61 suitable for commercial or residential use (subject to planning)

1.49 hectares
(3.68 acres)

- Self-contained site with hardstanding surface and commercial buildings
- Circa 3.68 acres – fenced and gated secure yard
- Prominent position accessed off Brimington Road/A61
- Good links with Chesterfield town centre and the M1 (J29) via A617
- May suit alternative uses (subject to planning)



FOR SALE/TO LET



Location



Gallery



Contact





Location



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Location

The site is located to the north of Chesterfield town centre off Brimington Road. The M1 motorway is easily accessible from the site where Junction 29 is about a 9 minute drive via the A617.

The area sits within the Chesterfield Waterside regeneration scheme, which forms 40 acres on the edge of the town centre. Chesterfield Waterside's masterplan comprises five character areas. These are Basin Square, Waterside Quarter, Waterfront, Riverside East and Station Place.

The first phase of private residential development has been delivered by Avant Homes. The scheme provides 177 high-quality homes at Waterside Quarter, which is located on the former Arnold Laver timber yard site off Brimington Road.

One Waterside Place is the first commercial element in Basin Square. The building delivers circa 35,000 sq ft of Grade A office space.

The Site/Accommodation

The site extends to approximately 3.68 acres and is securely fenced and gated. The surface is predominantly concrete hard standing with drainage in places.

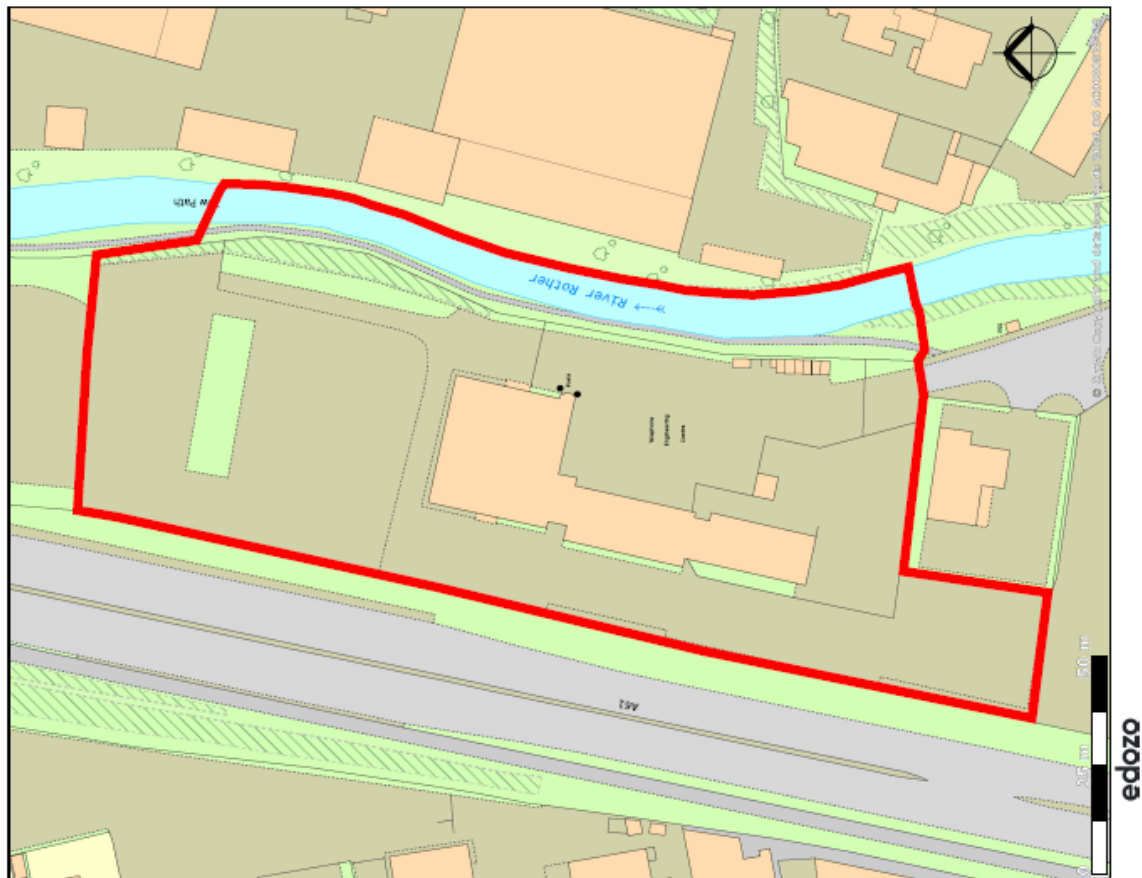
There are two warehouse structures linked via a single storey office building. These are in disrepair and are to be sold as seen.

We have not been able to measure the buildings but understand they provide approximately 14,200ft² of accommodation.

The site benefits from 3 phase power, water and drainage.

The site can be sold as one or alternatively can be let out in individual plots from 0.50 acres.







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Business Rates

We note from the VOA website that the property currently has an entry as follows:

Rateable value: £64,000

The current UBR is 48.0p. Interested parties are advised to make their own enquiries with Chesterfield Borough Council.

Planning

The premises has most recently been used for the storage and sales of caravans, motorhomes and associated products.

Interested parties must rely on their own enquiries of the local planning authority, Chesterfield Borough Council.

Other uses will be considered subject to planning.

Energy Performance Certificate

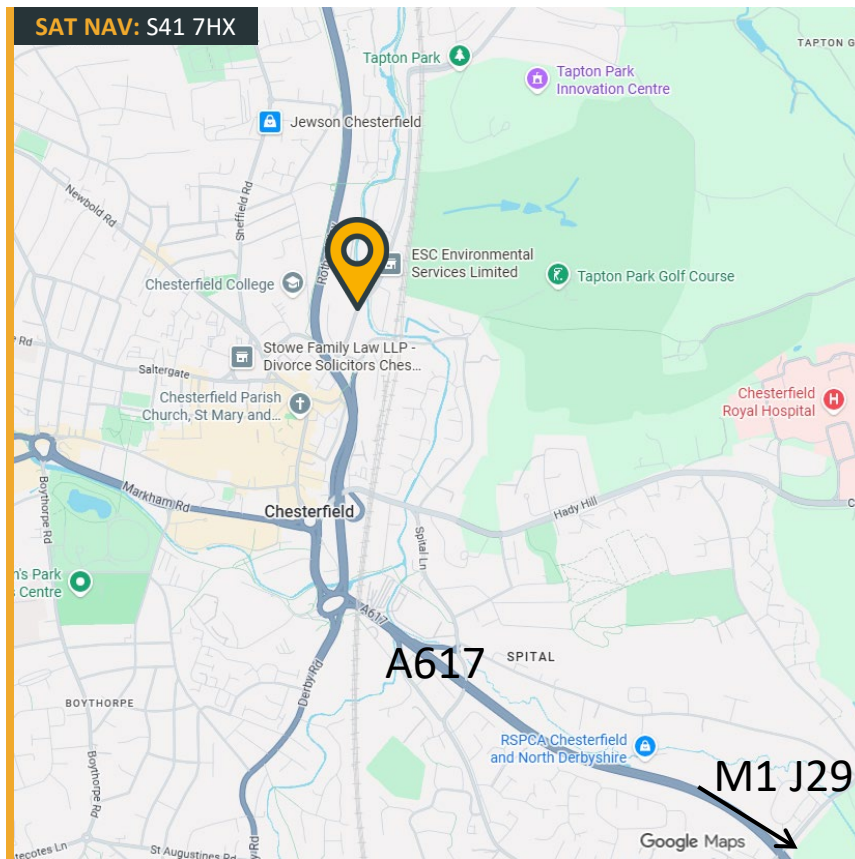
To be confirmed.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Legal Costs

Each party is to be responsible for their own legal fees and all other professional costs incurred in the transaction.



Please [click here](#) to read our "Property Misdescriptions Act". E&OE.

Price

The site is available to purchase at a guide price of:-

£1,750,000

Lease Terms

The site is available to rent either as a whole or in part for a minimum term of 12 months.

Rent from £35,000 per annum exclusive

VAT

We confirm all figures quoted are exclusive of VAT which is applicable at the prevailing rate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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