



Contact Club Snape Hill Lane, Dronfield, Derbyshire, S18 2GJ

Saxton Mee

Contact Club Snape Hill Lane

Guide Price

£950,000

A unique opportunity has arisen to purchase this superb site which is possibly ideal for residential/commercial development subject to necessary planning permissions and usual consents.

The sale would involve the demolition of the existing clubhouse as it is intended that a much smaller purpose built clubhouse will be re-built possibly towards the front of the site along with associated limited parking to the rear. Permitted access to the allotments at the rear would remain. The proposed site is outlined in red on the attached plan along with the proposed contact clubs new site outlined in blue. This would be subject to negotiation with the proposed buyer.

The site is enviably located close to the centre of the town within easy reach of a comprehensive range of amenities including train station, renowned schooling and Civic/Sports centre.

Dronfield itself stands equidistant between Sheffield and Chesterfield having excellent transportation links and ease of access to the M1 motorway at junctions 29,30 and 33.

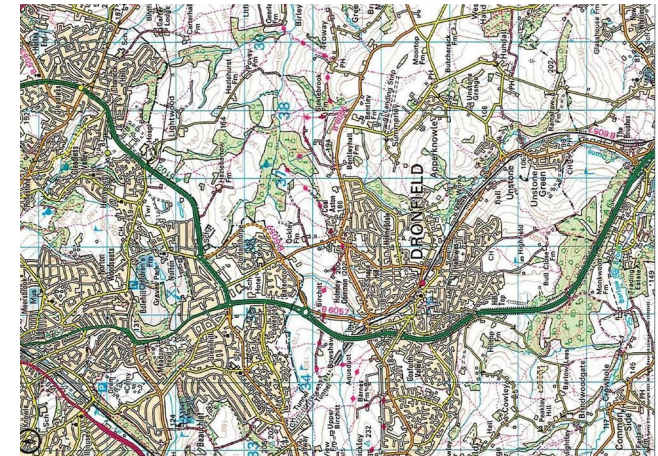
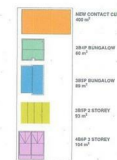
* 0.75 acres approximately

* Current Use - car park

* Illustrative layout plan showing 9 dwellings.

* Sought after location in the centre of Dronfield, close to local amenities.

* It is our belief that all mains services are in the road but prospective purchasers should make their own enquiries



- Superb Potential Development Opportunity
- To Include Demolition of Existing Building
- Residential / Commercial
- Enviably Located Close to Dronfield Town Centre
- Train Station Closeby
- Viewing Via Saxton Mee Dronfield
- 01246 290992



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Plotted Scale - 1:50000. Paper Size - A4

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The Buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. A Life Assurance policy may be requested. Written Quotations of credit terms available on request.

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

