



CHESTERFIELD
BOROUGH COUNCIL



Plot at Calow Lane Industrial Estate
Calow Brook Drive,
Hasland, S41 0DR

Closing Date for Offers by
Informal Tender:
11am Tuesday 29 September 2026

For Sale

With the Benefit of Planning Permission
(ref. CHE/24/00158/FUL) for two 1500 sq. ft Industrial Units
(Use Class B2, E(g)ii and E(g)iii use)

0.37 acre (0.15 hectare)

Location

Chesterfield is a thriving market town on the eastern edge of the Peak District National Park. Approximately 10 miles south of Sheffield and 24 miles north of Derby, the town's population was recorded as 103,600 in the 2021 census.



Calow Lane Industrial Estate is located at the edge of Hasland to the south-east of the town alongside the A617, access to which can be taken via the slip road from Mansfield Road (B6039) approximately 2 miles away.

Description

The site comprises an oblong area of 0.37 acre (0.15 hectare) that was formerly used as a visitor car park to the industrial estate but is now redundant, blockaded at its entrance and used for the temporary storage of materials by the Council.

The site is situated at the entrance to the Council's managed estate of 28 units, which are fully occupied.



Tenure

The Borough Council is to convey its freehold interest in the land with vacant possession. The title excludes the ownership of mines and minerals and is subject to historic

mining rights typical in former mining areas. The sale will be subject to all rights, reservations, easements and covenants affecting the title, details of which will be provided in the legal pack.

Planning

The site benefits from a detailed planning permission (valid until 9 July 2027). The planning application reference is **CHE/24/00158/FUL** and permits the development of two 1500 sq. ft industrial units for B2, E(g)ii and E(g)iii use, associated parking and external works.

Further details of the planning permission including the decision notice specifying the conditions of the permission together with all supporting documents that formed the submission e.g. surveys, reports and plans can be found on the Council's planning applications webpage for the site linked here:

[CHE/24/00158/FUL | 2 No. industrial units for B2, E\(g\)ii and E\(g\)iii use, associated parking and external works | Land Between Calow Brook Drive and Calow Lane Calow Brook Drive Hasland Chesterfield Derbyshire](#)

Copies of the proposed layout, elevation and section plans are also appended to these particulars together with site and location plans (Appendix 1).

Prospective purchasers should satisfy themselves as to the timescales required to implement the planning permission and any pre-commencement conditions.

Services & Site Investigations

Utilities plans are available as linked documents from the Council's marketing webpage for the site. However, interested parties are recommended to contact statutory undertakers direct to satisfy themselves that services are available, suitable and of sufficient capacity for their proposed use.

Prospective purchasers are expected to undertake and rely upon their own site inspections and surveys, to ascertain that the land is suitable for their proposed development.



AI-generated artist's impression for illustrative purposes only, this does not represent the actual development scale and layout for which permission is granted.

Offer Procedure

The property is offered for sale by informal tender.

In order to be considered, offers must be made on the offer form available as a linked document from the Council's marketing webpage for the site.

This form should be completed, sealed in an addressed envelope marked **'Private & Confidential - Offer for Land at Calow Lane Industrial Estate – FAO the Head of the Corporate Property & Estates Department- Not to be Opened until after the Closing Date'** and returned by 11.00 am on Tuesday 29 September 2026 to:

Main Reception
Chesterfield Borough Council
Town Hall
Rose Hill
Chesterfield
S40 1LP

Or by email, marked as aforementioned in the subject title of the email, to: PPCLawTeam@chesterfield.gov.uk

Unfortunately offers that are NOT received in a sealed envelope marked as stated or sent to the specified email address cannot be considered. Any markings on the envelope that identify the sender will exclude that sender from the tendering process.

Following the closing date, offers will be scheduled for consideration by the Council at the next available Cabinet Member meeting.

The property is offered for sale Subject to Contract and Chesterfield Borough Council reserves the right not to accept the highest or any offer made and reserves the right to disregard any offer that is indefinite in amount or calculable only by reference to other offers.

Chesterfield Borough Council will contact the successful applicant in writing to confirm that a recommendation to Cabinet Member shall be made to approve acceptance of their offer. The Council reserves the right to withdraw the acceptance of an offer if contracts have not been exchanged within 3 months of the issue of draft contract and transfer documentation.

Fitness for Use

Fitness for any purpose or use proposed is not in any way guaranteed by the Council.

VAT

The Council has opted to tax and therefore VAT is chargeable on the sale price and fees.

Business Rates

N/A

Fees

The Purchaser shall be responsible for the payment of the Council's professional fees in relation to the sale, together with their own fees and all other associated costs and fees necessarily arising out of the sale. The fees to be incurred by the purchaser in this respect shall comprise the Council's Legal and Surveyors fees, which together total 3% of the purchase price.

Viewings & Enquiries

The land can be viewed at any time during daytime hours from the highway frontage. For further viewing arrangements and enquiries please contact:

Richard Mottram
Tel: 01246 959762 / 07968 464195
Email: richard.mottram@chesterfield.gov.uk

Corporate Property & Estates Department
Chesterfield Borough Council
4th Floor
Town Hall
Rose Hill
Chesterfield
S40 1LP

Website: <https://www.chesterfield.gov.uk/business-and-economic-growth/doing-business-in-chesterfield/sites-and-premises/land-and-property-for-sale.aspx>

The Council cannot accept responsibility for any losses, claims, demands, actions, proceedings, damages, costs, expenses or for any other liability, whatsoever, arising out of, occasioned through or in connection with the viewing and inspection of the site.

Guide Price

Offers Invited.

The legal pack deeds and documents can be examined, or copies can be provided by prior arrangement. Please contact Richard Mottram in the first instance.

Disclaimer

All statements contained within these particulars have been provided in good faith and are understood to be correct. However, they are provided as a general outline only for the guidance of intended purchasers or tenants. Accuracy in respect of all statements cannot be guaranteed, and the particulars do not form part of any offer, contract or warranty.

No person in the employment of Chesterfield Borough Council has authority to make or give representations or warranties whatsoever in relation to the property.

Whilst every effort is made to ensure all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are accurate intending purchasers or tenants should not rely upon them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

Whilst every effort has been made to ensure accuracy in the presentation of these particulars, intending purchasers or tenants should satisfy themselves that these particulars are still valid.

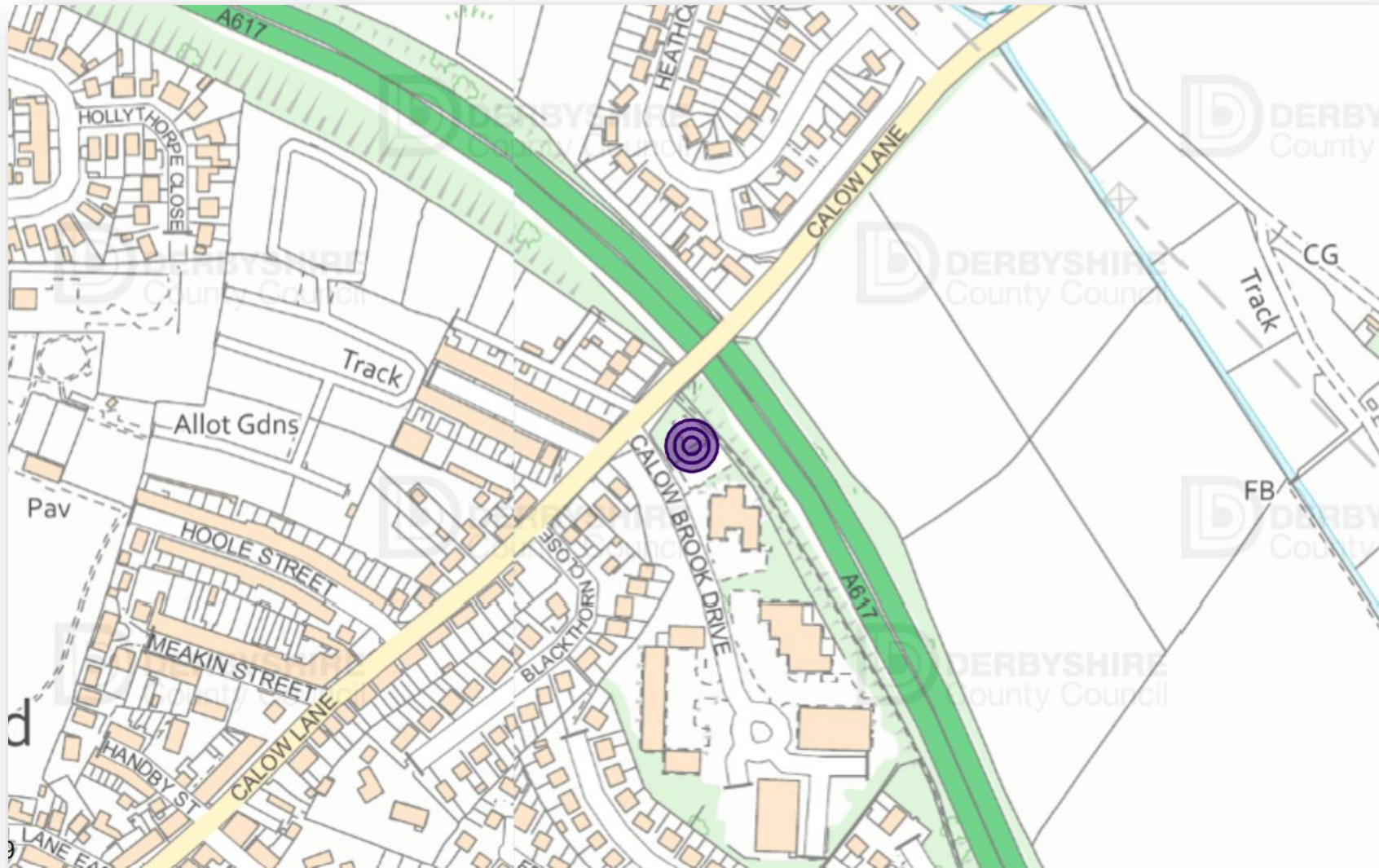
Plans

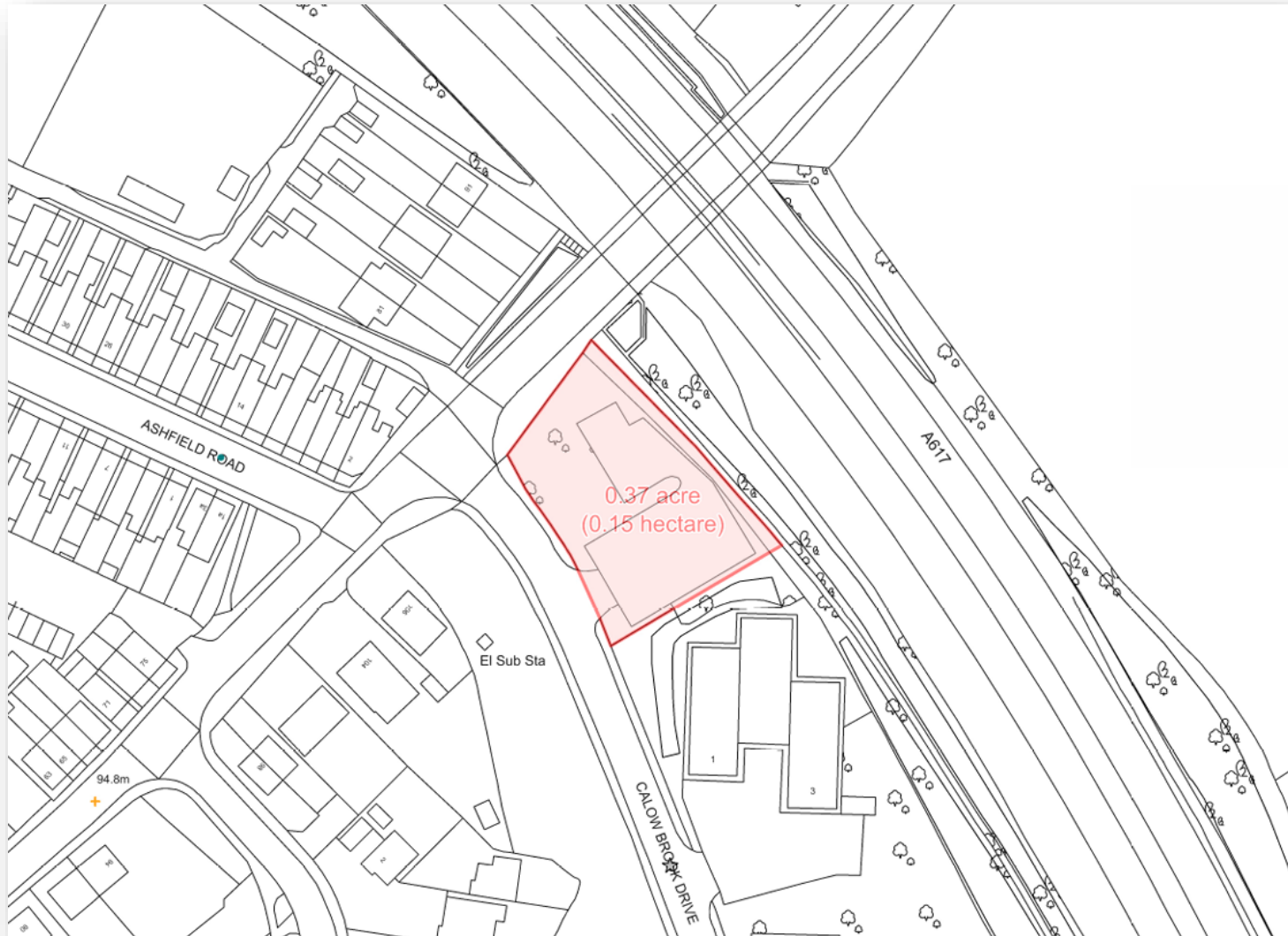
Plans provided for identification purposes only and are not necessarily to scale.

All plans accompanying or contained within these particulars have been reproduced from the Ordnance Survey map with the permission of the Controller of His Majesty's Stationery Office, Crown Copyright Reserved. Licence No. 100018505.

Appendix 1

Location Plan

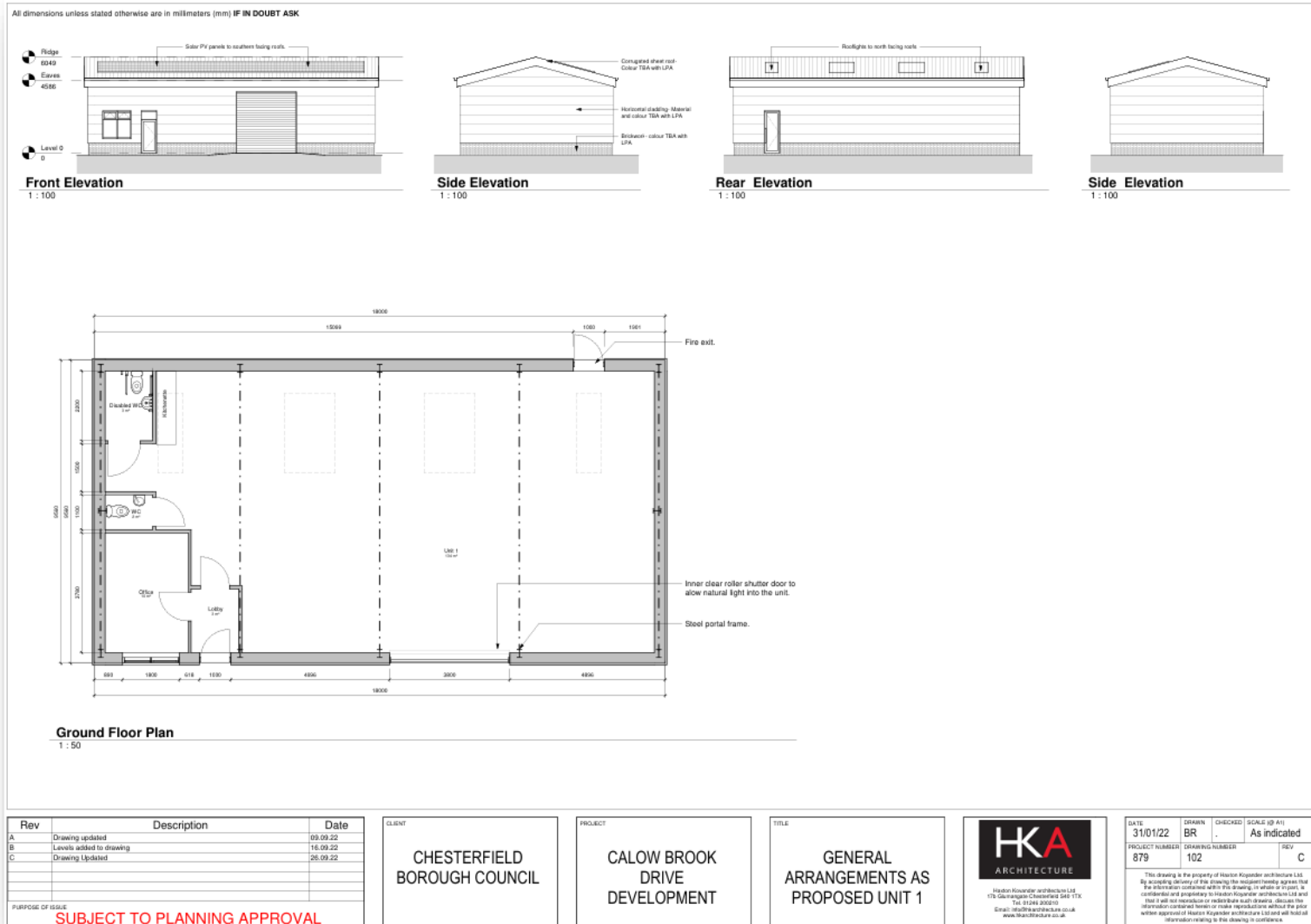




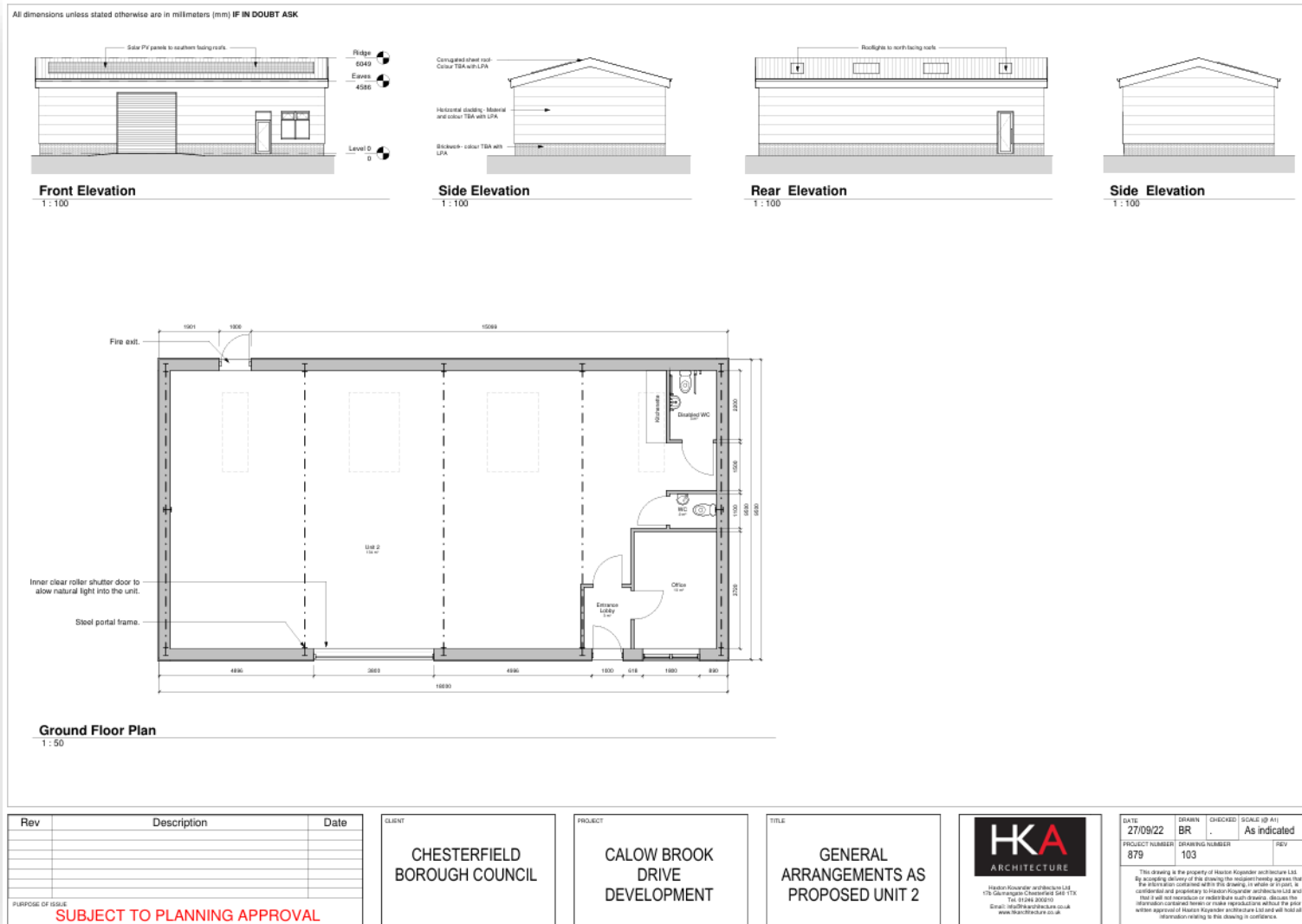
Proposed Development Layout Plan



Unit 1 Proposed Layout & Elevations Plan



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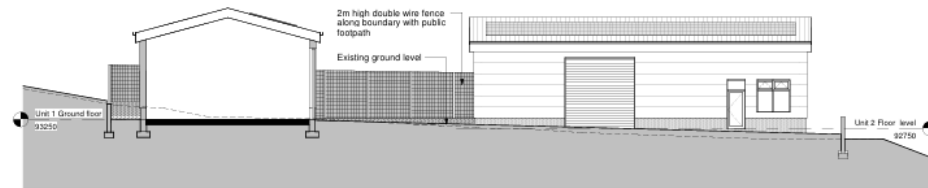


Sections Plan

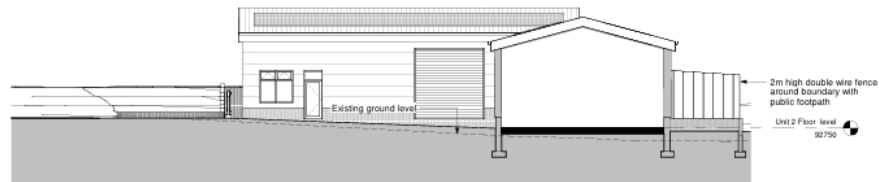
All dimensions unless stated otherwise are in millimeters (mm) **IF IN DOUBT ASK**



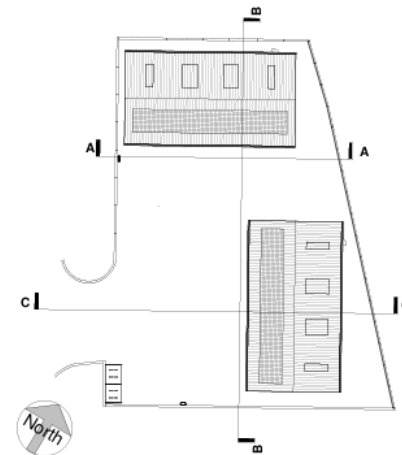
Section A-A
1 : 100



Section B-B
1 : 100



Section C-C
1 : 100



Section Key
1 : 200

Rev	Description	Date
A	Drawing updated	09.09.22
B	Levels revised	16.09.22
PURPOSE OF ISSUE		
SUBJECT TO PLANNING APPROVAL		

CLIENT

CHESTERFIELD
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PROJECT

CALOW BROOK
DRIVE
DEVELOPMENT

TITLE

SECTIONS AS
PROPOSED



DATE	DRAWN	CHECKED	SCALE (if A1)
31/01/22	SW	BR	As indicated
PROJECT NUMBER			REV
884	101		B

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