



**Renshaw  
Chartered  
Surveyors**

**FOR SALE**



## LAND

**£375,000 + Costs**

Plot 6 South

Enterprise Way

Markham Vale

Chesterfield – S44 5FD

**what3words – info.tech.importers**

- FREEHOLD Development land
- 2,780 sq m (0.69 acres)
- For high quality development to provide employment uses
- Very popular location adjacent J29A M1
- No transport yards, outdoor storage / container sites, or waste / material recycling

## LOCATION

Markham Vale is a 200 acre prime industrial, distribution and commercial park strategically located at the heart of the UK's motorway network, between Sheffield and Nottingham.

The park has immediate access to the M1 motorway via a dedicated junction at 29A, making it one of the UK's premier logistics locations.

The subject plot sits at the south western edge of Markham Vale and as such would be regarded as a gateway site.



## DESCRIPTION

The land provides a cleared level site of approx. 2,780 sq m and fronts Enterprise Way.

The purchaser/developer will be responsible for all development and planning costs including the creation of the access on to Enterprise Way and connection to all services.

We understand the land is a first cut into natural ground. Limited site investigations have been carried out in respect of archaeology and soil testing. These can be provided. There is a French drain around the boundary of site.

## ACCOMMODATION

Description	(sq.m)	(acres)
Level Site Area	2,780	0.69
<b>TOTAL</b>	<b>2,780</b>	<b>0.69</b>

## PRICE/TENURE

The land is for sale on instructions from Derbyshire County Council (DCC) and is available Freehold at a guide price of **£375,000 plus costs**.

The client is seeking offers for the land from interested parties who can meet DCC's requirements for a building of high quality design that matches their Design Framework requirements, that can be built and occupied within an agreed timescale and that provides a good number of high quality employment opportunities. DCC reserve the right to review building and plot designs and layout drawings prior to submission for planning approval.

## VAT/SERVICES/COSTS

The purchaser will be required to pay the councils disposal costs based on 3% of the purchase price.

VAT will NOT be payable on the purchase price.

A plan showing services and connection points in the highway can be provided. The developer will be responsible for all connection and development costs. There will be an ongoing site facilities charge which contributes towards the upkeep of Markham Vale.

## MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

## VIEWING ARRANGEMENTS

Viewers can inspect the site from the roadside. If intending to walk the site please notify:

Surveyor: **Philip Dorman**  
Tel: 01246 886 416  
Email: [philip@rensurveyors.co.uk](mailto:philip@rensurveyors.co.uk)

## DISCLAIMER – May 2026

These particulars are believed to be correct, however, their accuracy is not guaranteed, and you should make your own enquiries to verify the information herein. They do not form any part of any contract.



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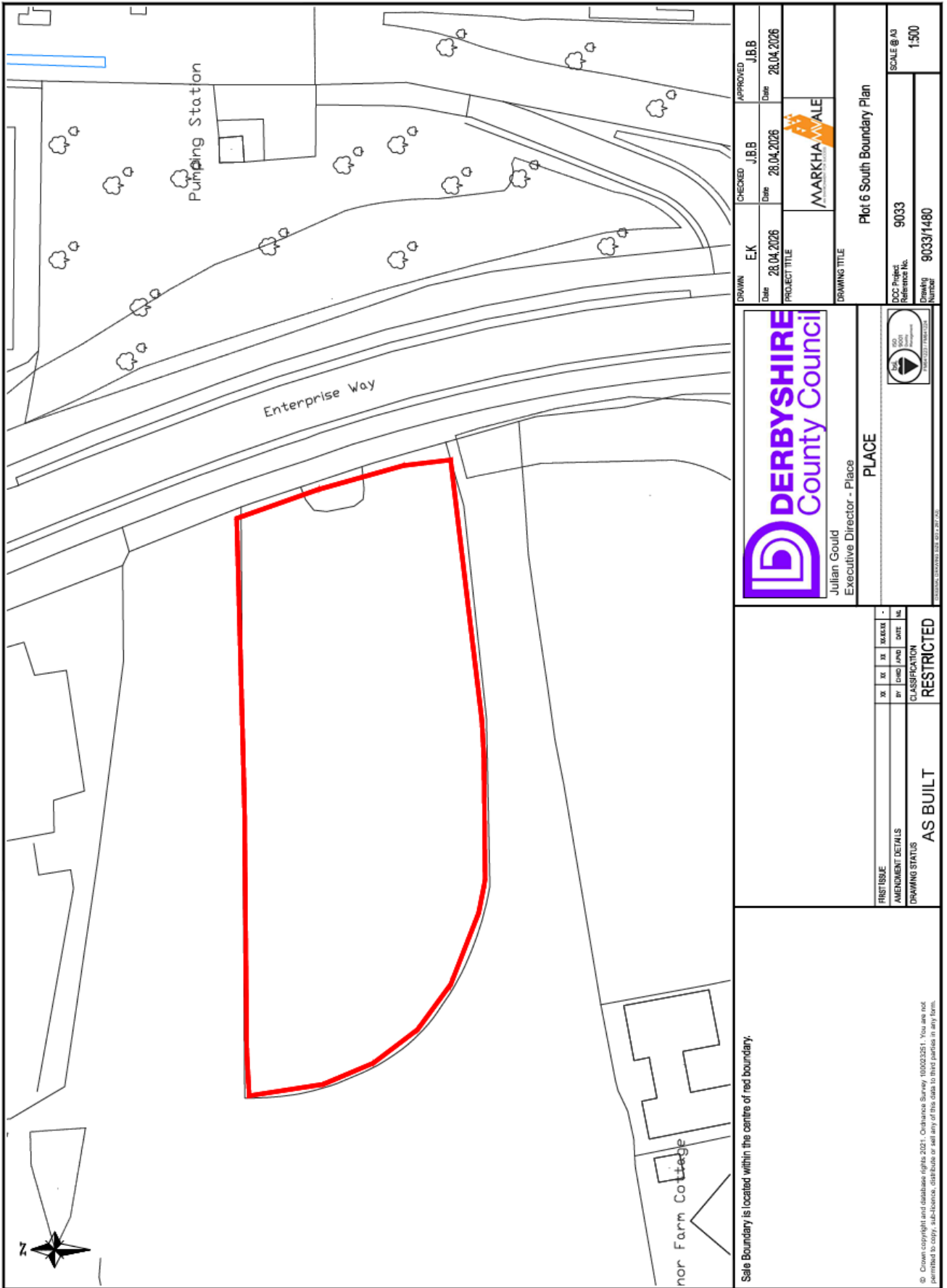
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Julian Gould  
Executive Director - Place

PLACE



9033  
9033/1480

DRAWN E.K. Date 28.04.2026	CHECKED J.B.B. Date 28.04.2026	APPROVED J.B.B. Date 28.04.2026
PROJECT TITLE MARKHAM WALE		
DRAWING TITLE Plot 6 South Boundary Plan		
DCC Project Reference No. 9033		
Drawing Number 9033/1480		
SCALE @ A3 1:500		

FIRST ISSUE	XX	XX	XX	MAXX	-
AMENDMENT DETAILS	01	02	03	04	05
DRAWING STATUS	AS BUILT				
CLASSIFICATION	RESTRICTED				

Sale Boundary is located within the centre of red boundary.

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