



Land & Outbuildings 41 The Hill, Glapwell, Chesterfield, S44 5LX
£325,000



APPROX. 11.84 ACRES OF LAND AND WOODLAND ALSO WITH SMALL PLOT AVAILABLE WITH POTENTIAL TO BUILD SUBJECT TO PLANNING.

Welcome to this stunning site located on The Hill in Glapwell, Chesterfield. This charming piece of land offers a unique opportunity for those seeking a tranquil and spacious living environment.

Outbuildings on the land, including stables, present a wonderful opportunity for those with equestrian interests or for those looking to convert the space for alternative use.

Furthermore, the potential for planning where the current outbuildings sit opens up a world of possibilities for customising the property to suit your needs and desires. And with no chain attached, the process of making this property your own is made even smoother.

Don't miss out on the chance to own this remarkable piece of land with so much potential. Contact us today to arrange a viewing and envision the endless possibilities that this property has to offer.

Call now to view 01246 232156



EXTERNAL AREAS

Outbuildings

The property boasts 2 large outbuildings with vehicular access into both, these are ideal for business use as it also boasts a yard to the side.

Another benefit is a double garage which has also got one half of the garage converted into a office with electrics etc.

Stables & Equestrian potential

Existing stables are also on offer giving the potential for equestrian services with ample room to use the land as a small holding or even use as a small equestrian centre (STP)

IMPORTANT NOTE

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.

2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.

3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.

5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.

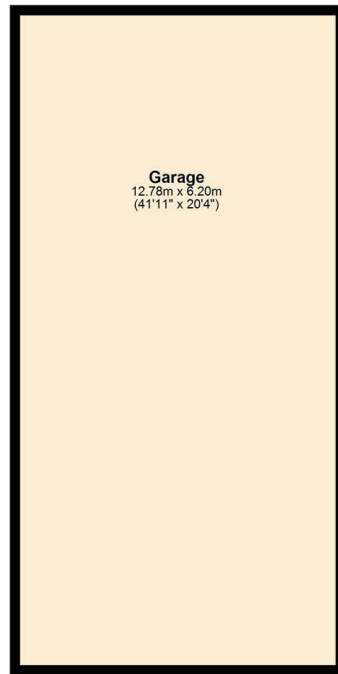
7.Alterations to the details may be necessary during the marketing without notice.





Ground Floor

Approx. 79.2 sq. metres (852.9 sq. feet)



Garage
12.78m x 6.20m
(41'11" x 20'4")

Total area: approx. 79.2 sq. metres (852.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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