



45 The Hill, Glapwell, Chesterfield, S44 5LX
£275,000



Welcome to The Hill in Glapwell, Chesterfield - a truly remarkable opportunity awaits you! This expansive 12.44 acres of land offers a blend of possibilities, from the potential building plot of approximately 1.3 acres (subject to planning) to the serene 11.14 acres of woodland that surrounds the area.

This investment opportunity is brimming with potential for those with a vision. Imagine the endless possibilities that come with owning such a vast expanse of land - from creating your dream home on the building plot to exploring the beauty of the woodland that graces the property.

Additionally, the presence of outbuildings and stables adds a charming touch to this already enchanting property. Whether you are looking to create a private sanctuary away from the hustle and bustle of city life or seeking a new venture in the world of property development, this land offers the perfect canvas for your aspirations.

Don't miss out on the chance to own a piece of this idyllic landscape in Glapwell. Embrace the opportunity to turn your dreams into reality with this exceptional property.

Call now to view 01246 232156



Outbuildings

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

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.







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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