



## **Lot 3, Worksop Road, Barlborough, Chesterfield, S43 4TA**

▪ Approx 15.84 Acres of Arable Land ▪ Adjacent to Speetley Equestrian Centre ▪ Access on to the (A619) Worksop Road ▪ For Sale by Private Treaty

**Guide Price £240,000**





## Description

Approximately 15.84 acres of arable land as outlined in yellow on the lotting plan.

## Access

The land is conveniently positioned adjacent to Speetley Equestrian Centre and benefits from direct access from the public highway (A619) Worksop Road.

## Tenure & Method of Sale

The property is being sold freehold with vacant possession by Private Treaty.

## Overage

Sale of the land is subject to an overage provision of 25% over 20 years on grant of planning consents (excluding agricultural/livery).

## Boundaries

Buyer to be responsible to erect and maintain a fence/hedge (specification to be agreed) along the boundaries between points B-C shown approx on the Lotting Plan.

Any costs involved for setting out the boundary by a land surveyor to be borne by the Buyer.

## Services

We are not aware of any mains water, gas or electricity servicing the land.

## Planning

The land is within Bolsover District Council and all planning enquiries should be made to Bolsover District Council.

## Local Planning Authority

Bolsover District Council  
The Arc, High Street  
Clowne, Derbyshire  
S43 4JY  
Tel: 01246 242424  
Email: [enquiries@bolsover.gov.uk](mailto:enquiries@bolsover.gov.uk)

## Rights of Way, Wayleaves and Easements

We are not aware of any public footpaths affecting the land.

The land is sold to, and with the benefit of all rights of way whether public or private, water, drainage, watercourses, light, wayleaves and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

## Sporting, Timber and Mineral Rights

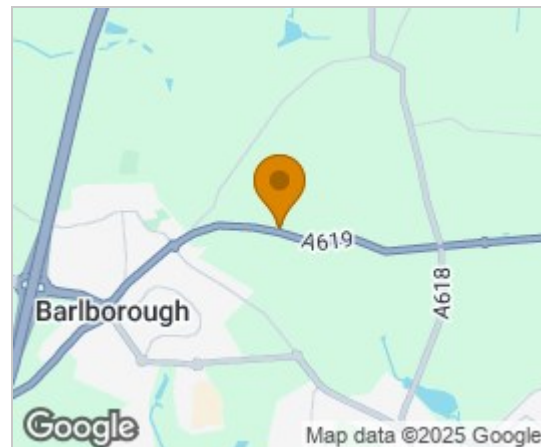
Any sporting rights are to be retained by the Vendor. Any timber and mineral rights owned by the Vendor are included in the sale.

## Viewing

Strictly through the agents.

Please contact Rachael Grange or Marc Shaw on 01246 232156 / [residential@wtparker.com](mailto:residential@wtparker.com)

## Location Map



## Lotting Plan



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