



## 41A The Hill

### Glapwell, Chesterfield, S44 5LX

\* APPROX. 11.84 ACRES OF AGRICULTURAL LAND WITH MATURE WOODLAND \* DIRECT ACCESS FROM THE HILL (A617) \* IDEAL FOR A MARKET GARDEN/EQUESTRIAN USE \* PICTURESQUE AND TRANQUIL SETTING

A rare opportunity to acquire 11.84 acres of agricultural land and well-established woodland providing a peaceful and tranquil space to be enjoyed through the seasons.

The woodland may be of interest to conservation groups and companies looking to increase biodiversity and also an exciting opportunity for any individuals with a passion for local wildlife.

**Offers in the region of £195,000**

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- APPROX. 11.84 ACRES OF AGRICULTURAL LAND & MATURE WOODLAND
- PRIVATE ACCESS FROM (A617) THE HILL, GLAPWELL
- INVESTMENT OPPORTUNITY
- ALSO AVAILABLE TO PURCHASE INCLUSIVE WITHIN THE SALE OF 41 THE HILL

## Description

## Access

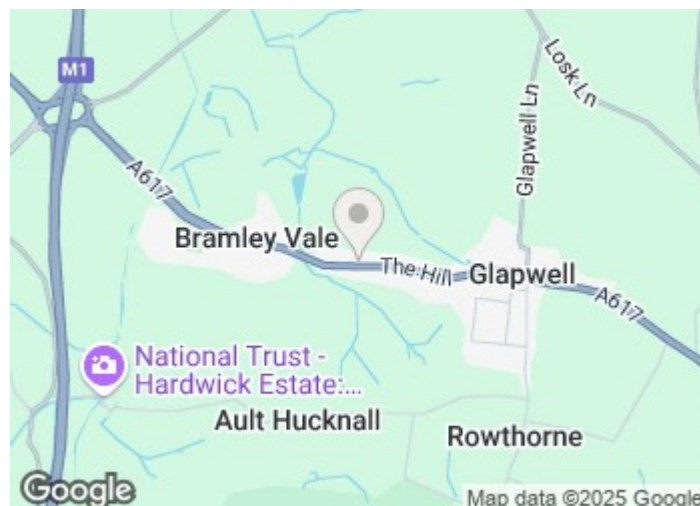
## Services

## Rights of Way, Wayleaves & Easements

## Sporting, Timber and Mineral Rights

## Planning

## Tenure and Method of Sale



## Directions







Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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