



# BUILDING PLOTS FOR SALE

## 65 The Hill

Glapwell, Chesterfield, S44 5LU

Offers in the region of £395,000

\* PLANNING PERMISSION FOR FIVE DETACHED DWELLINGS \* BOLSOVER DISTRICT COUNCIL  
22/00468/OUT \* SALE TO INCLUDE FURTHER LAND OF APPROX 5.5 ACRES TO THE REAR FOR  
AGRICULTURAL PURPOSES (no planning)



## Location

Occupying a lovely position the development tucked away to the rear of neighbouring residential properties and bordering agricultural land beyond. The properties will have ease of access to Chesterfield and Mansfield along with destinations further afield via the nearby M1 motorway.

## Access

The development will benefit from a private access leading on to The Hill (A617). This access is registered on a separate title to the development land but is included within the sale.

## PLANNING PERMISSION

Planning permission has been approved for the erection of five, three bedroomed detached dormer bungalows to the land positioned to the rear of the garden (see accompanying imagery).

Further information can be found on the Bolsover District Council website quoting reference 22/00468/OUT or by contacting the selling agents on 01246 232156.

## Additional Land

There is also a further 5.5 acres of agricultural land positioned to the rear of land proposed for planning.

## Tenure & Method of Sale

Freehold with vacant possession.

## Right of Way, Wayleaves & Easements

We are not aware of any public rights of way crossing the property.

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

## Sporting, Timber & Mineral Rights

All sporting, timber and mineral rights owned by the vendor are included in the sale.

## Services

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

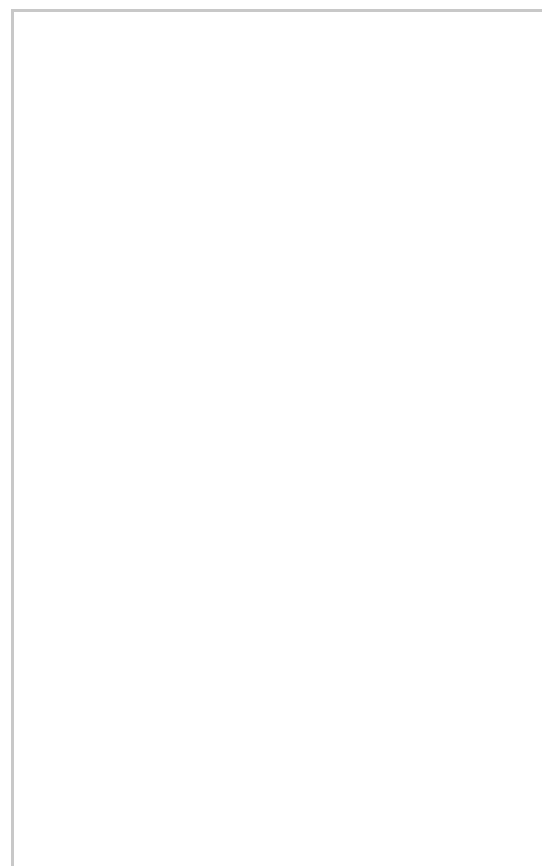
## Viewing

STRICTLY by appointment through the agents.

## Area Map



## Floor Plans



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.