



Land at the Old Mill Pond, Cotton Mill Hill, Holymoorside, Chesterfield, S42 7EG

- 4.17 Acres of Land in Picturesque Holymoorside
- Vehicular Access from Cotton Mill Hill
- Footpath Access from Cotton Mill Hill or New Road

Guide Price £65,000



Description

An excellent opportunity to acquire approx. 4.17 acres of land in the heart of picturesque Holymoorside, Chesterfield. The land is down to grass and its main field was formerly used as a tennis court. The northern part of the land borders the Old Mill Pond, a scenic and cherished location for the village. In recent years the land has been used for grazing – in order for the property to remain stockproof one of the boundaries requires fencing (shown A-B on the site plan). The frame of a former small tennis pavilion sits in the centre of the field, no enquiries have been made with regard to planning.

Access

The land has vehicular access from Cotton Mill Hill via a right of access along a track.

Directions

The land can be viewed by following the public footpath either from Cotton Mill Hill or New Road. Both roads connect to Holymoorside Road which leads to the A619. The entrance to the footpath on Cotton Mill Hill is a track half way between the United Reformed Church and the Church of St Peter. The entrance to the footpath on New Road is beside the Old School House.

Boundaries

The purchaser is to erect a stock proof fence between the points A-B shown approx on the Plan (specification to be agreed)

Tenure

Freehold with vacant possession.

Services, Rights of Way, Wayleaves and Easements:

The land is not connected to any main services. A public footpath crosses the land in the northern part of the property near the Old Mill Pond.

There is a right of access from Cotton Mill Hill and is subject to a right of way in favour of owners of the adjoining land to the South West which is crossed by a public footpath.

The land is subject to an easement in favour of Severn Trent Water.

Viewing

Call the selling agent to discuss viewing arrangements 01246 232156

Local Authority & Planning

All enquiries should be directed to:

North East Derbyshire District Council
2013 Mill Lane
Wingerworth
Chesterfield
S42 6NG
Tel: 01246 231111

Location Map



W T Parker Land & Estate Agents
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