



PANTERA  
PROPERTY

FOR SALE



## East Side of Stretton Road, Clay Cross, Chesterfield

Opportunity to acquire 3.91 acres of Woodland, situated on the edge of Clay Cross.



# HIGHLIGHTS

- Mature broadleaved woodland
- Extending to 3.91 acres
- Suitable for a variety of uses, subject to the necessary consents.
- Accessed from the East Side of Stretton Road
- Semi rural area situated close to the sought after Clay Cross.

**ASKING PRICE: £30,000**



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# PROPERTY DESCRIPTION & TENURE

Pantera Property offer to the market the opportunity to purchase 3.91 acres of broadleaved woodland, situated on the edge of Clay Cross.

The land is accessed from the East side of Stretton Road, within a quiet semi-rural area on the edge of Clay Cross. Surrounding the land, a mix of residential homes and countryside, in a well-connected location. Clay Cross town centre is located approximately 0.5 miles away, Alfreton is located within approximately 4.5 miles and Matlock approximately 6 miles.

The land comprises of mature broadleaved woodland and undergrowth. The land is suitable for a variety of uses, subject to any necessary consents.



## TENURE

FREEHOLD UNDER TITLE NUMBER DY283952



# LOCATION

The property is situated within the postcode district of S45 9AQ, on the edge of Clay Cross, a well-connected town in North East Derbyshire. The area offers a pleasant balance of semi-rural surroundings and everyday convenience, making it an attractive setting for those seeking both accessibility and a countryside feel.

Clay Cross provides a range of local amenities, including shops, schools, and services, while the nearby market town of Chesterfield offers a wider selection of retail, leisure, and transport facilities.

The location benefits from excellent road connections, with the A61 close at hand, linking directly to Chesterfield and Alfreton, and the M1 motorway (Junction 29) within easy reach, providing access to Sheffield, Nottingham, and beyond.

Surrounded by a mix of residential areas and open countryside, the postcode enjoys a quiet yet convenient setting, ideal for those looking to enjoy a more relaxed environment without being isolated.



# CONTACTS



## CHARLEY FLATT

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**PANTERA  
PROPERTY**



Regulated by

**RICS**<sup>®</sup>

## HARROGATE

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Cardale Park  
Harrogate  
HG3 1GY

## LONDON

44 Southampton Buildings  
WC2A 1AP

## DISCLAIMER

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These particulars are intended only as a guide and must not be relied upon as statements of fact.

Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive.

Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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