

For Sale

Grassland and Woodland

**Land at Sutton Spring Wood, Calow,
Chesterfield, S44 5XF**

Approx. 1.43 Acres in 2 Adjoining Lots

Offers Over: £40,000

Available in 2 Lots or as a Whole



Description

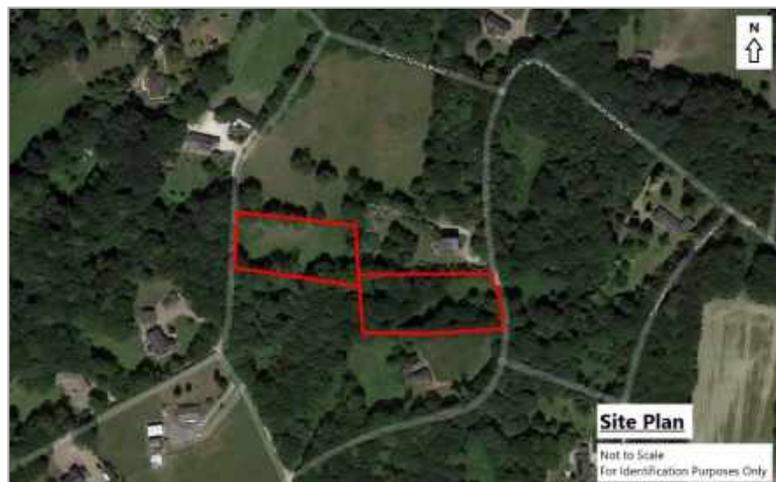
A fantastic and rare opportunity to acquire approx. 1.43 acres in total of land shown edged red on the Site Plan as a whole or separately in two Lots situated in the peaceful surroundings of Sutton Spring Wood, Calow. Consisting of grassland and part woodland, the Property sits in the heart of a secluded wooded area but within excellent reach of local amenities with Chesterfield being just 2km away and having very good access to the M1 and A617 to the south.

Sutton Spring Wood itself has several properties around the area, giving a perfect balance of privacy and community. The two lots are of similar size and both have access to Sutton Spring Wood road, which circles round the Property.

Referring to the Lotting Plan:

Lot 1 approx. 0.7 acres shown edged red. Grassland
– Offers Over £25,000

Lot 2 approx. 0.73 acres shown edged blue. Part woodland with clearings
– Offers Over £15,000



Location

Access is off the B6425. Turn onto Sutton Spring Wood, an unmade track, and then take a right turn. Lot 1 is found on the left-hand side with our For Sale sign. Continue further on Sutton Spring Wood, bearing left then taking a left turn, you will come to Lot 2, also on the left with a For Sale sign erected.

Boundary Responsibilities

The buyer will be responsible for the maintaining and repairing in a stockproof condition those boundaries shown by an inwardly facing 'T' mark on the Lotting Plan.

Tenure and Method of Sale

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

Basic Payment Scheme

We are not aware the land is registered for entitlements.

Overage

The sale of the land will be subject to overage of 25% of any uplift in value arising from the grant of planning permission within 25 years.



Rights of Way, Wayleaves and Easements

There is an H (double) pole on the eastern boundary of Lot 2. We are not aware of any public rights of way which cross the land.

Sporting, Timber and Mineral Rights

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

Services

It is understood a mains water supply runs by Lot 1. Buyers are required to make their own enquiries with regard to the location of the supply and the ability to connect into it.

Viewing

Viewing strictly through the Agents during daylight hours and on possession of this brochure.

Local Planning Authority

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





Important Note: Miller & Miller have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

1. All measurements, distances and areas referred to are approximate and based on information available at the time of printing.
2. Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the buyer's legal representatives prior to exchanging contracts.
3. Information provided in respect of planning and rating matters, interested parties are recommended to seek their own independent verification on such matters from the appropriate Local Authority.
4. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts.
5. Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale.
6. These details are for guidance only and do not constitute part of the contract for sale. Miller & Miller and their employees are not authorised to give any warranties or representations (written or oral) in relation to the sale. Buyers are advised to seek clarification on any points of particular interest, prior to pursuing their interest in this property.
7. Alterations to the details may be necessary during the marketing without notice.

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