



## Land off Hackney Lane

Barlow, S18 7TD

**Guide Price - Guide price £19,950**

\* Approx. 018 ac Land \* Highly Regarded Location \* Picturesque Setting \*  
Opportunity for Biodiversity Net Gain



## Description

A unique opportunity to acquire a small piece utility land/woodland near the highly regarded village of Barlow. Occupying a plot with ease of access via neighbouring track which leads directly onto Hackney Lane, the land compliments the surrounding rural setting and provides a picturesque space to be enjoyed throughout the seasons.

## Access

The woodland can be accessed via the neighbouring track which is included within the ownership and also grants a right of way to the neighbouring farmer.

## Tenure and Method of Sale

The land is being sold Freehold with vacant possession on a private treaty basis.

## Services

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

## Local Authority & Planning

All enquiries should be directed to:

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

## Rights of Way, Wayleaves & Easements

We are not aware of any public footpaths affecting the land.

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

## Title Number

DY325731

## Viewing

Please speak to the selling agent on 01246 232156 to arrange a viewing.

## Area Map



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