

Simon Fields

Stanley Common

BAGSHAWS
Land • Property • Livestock
EST 1871

Simon Fields
Belper Road
Stanley Common
Ilkeston, DE7 6FY

Lot 1 - 9.23 acres

Lot 2 - 55.28 acres

Lot 3 - 36.91 acres

As a whole - 101.42 acres.

Available as a whole or in three separate Lots

An excellent opportunity to purchase 101.42 acres of pasture land, available as a whole or in three separate lots.

Lot 1 - 9.23 acre field with gated access from a private road. It is believed this land may offer some future development potential subject to necessary consent being obtained.

Lot 2 - 55.28 acres of pasture land with gated access from private drive.

Lot 3- 36.91 acres previously used for grazing and mowing witth private gated access.

Asking Price

Lot 1 (9.23 ac) - £500,000
Lot 2 (55.23 ac) - £600,000
Lot 3 (36.91 ac) - £400,000
Whole (101.42 acres) - £1,500,000

Ashbourne Office - 01335 342201

ashbourne@bagshaws.com





Lot 1 - 9.23 acres

This paddock is situated behind the properties on Belper Road and also Tansley Avenue, cul-de-sac, and it is thought it might offer some long-term development potential subject to obtaining necessary planning consent.

There is an overage in place on the land which is believed to expire in 2029. The details of this are available from the agent on request from seriously interested parties.

There is a gated access from the private drive providing vehicular access into the paddock which has been let out for grazing and mowing in recent years.

The land is enclosed mainly by hedging.











Lot 2 - 55.23 acres

This is a larger block of pasture land divided into five paddocks with some areas of copse. There is a vehicular access gates from the bottom paddock, accessed from the private access drive which provides a route into the land, with interconnecting field gates leading through to the paddocks on the higher level as the land gently ascends up the slope.

The land has been let out and used for grazing livestock and mowing in recent times and would be suitable for similar uses.

There are a number of public footpaths which cross this land, with buyers advised to consult an OS map to identify the exact locations.



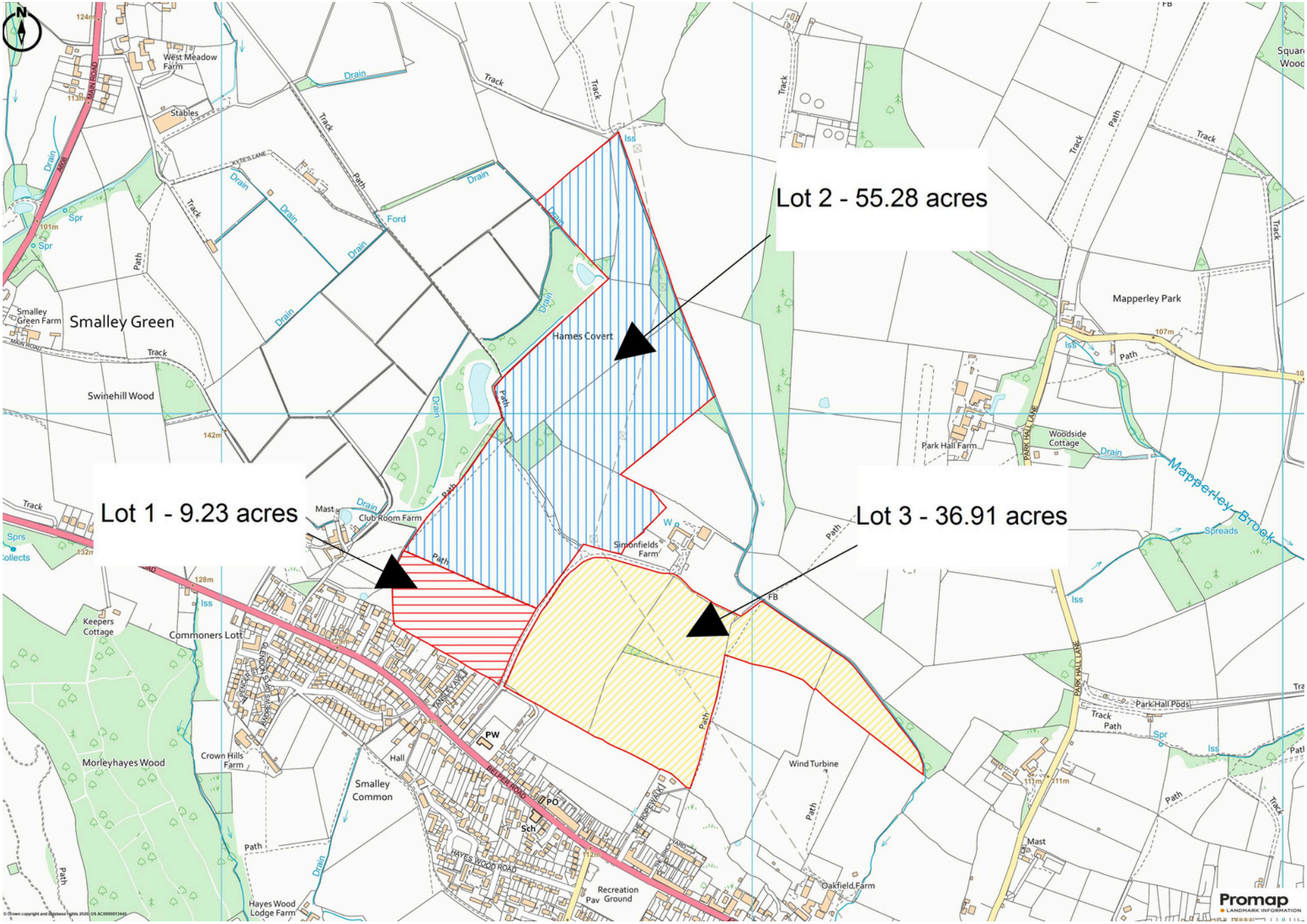
Lot 3 - 36.91 acres

This block of land is divided into five separate paddocks with two gated accesses from the private drive into the main field and interconnecting field gates through to the other paddocks, which have again been let out and used for grazing livestock or mowing in recent times.








Lot 2 - 55.28 acres
Lot 1 - 9.23 acres
Lot 3 - 36.91 acres
Smalley Green
Hames Covert
Swinehill Wood
Mapperley Park
Park Hall Farm
Woodside Cottage
Mapperley Brook
Club Room Farm
Simonfields Farm
Keepers Cottage
Commoners Lott
Morleyhayes Wood
Crown Hills Farm
Smalley Common
Hall
Wind Turbine
Park Hall Pods
Oakfield Farm
Hayes Wood Lodge Farm
Recreation Pav Ground
West Meadow Farm
Stables
Smalley Green Farm
Ford
Mast
PW
PO
Sch
FB
Promap

General Information

Directions:
What3words
Lot 1 - trunk.decreas.earmarked
Lot 2 - beginning.handover.increased
Lot 3 - maker.sympathy.refrained

Services:
It is understood that there are water troughs serving some of the fields; however, it is understood that this supply is fed from the neighbouring farm, and any buyer should satisfy themselves as to the possibility of this supply continuing or the ability to connect an independent supply.

No other services are connected, and a buyer should satisfy themselves regarding the potential for any future connection.

Tenure and Possession:
All lots are sold freehold with vacant possession granted upon completion.

Overage:
Lot 1 is sold subject to an overage provision which is due to expire in June 2029 but was for 50% of any uplift in value due to the granting of planning permission on this lot only.
Lots 2 and 3 are not subject to any overage as far as we are aware.

Rights of Way, Wayleaves and Easements:
The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

We understand there are a public footpaths which cross both Lot 2 and 3. A buyer should satisfy themsleves as to the exact location of these footpaths.

Local Authority:
The land is in Amber Valley Borough Council boundary, however it shoud be noted that Belper Road and the first section of the access drive is within Erewash Borough Council boundary.

Viewing:
The land may be viewed at any reasonable time, on foot only, in daylight hours, when in possession of a copy of these particulars. Please ensure you park carefully prior to walking onto the land and do not obscure any driveways or gate openings.

Agents Notes
Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



BURY & HILTON
Part of the Bagshaws Partnership

BAGSHAWS
Land · Property · Livestock

Vine House, Ashbourne, Derbyshire, DE6 1AE
T : 01335 342201
E : ashbourne@bagshaws.com
www.bagshaws.com
In partnership with Bury and Hilton

Bagshaws
Ashbourne 01335 342201
Bakewell 01629 812777
Uttoxeter 01889 562811

Bury & Hilton
Leek 01538 383344

RICS CAAV rightmove OnTheMarket.com The Property Ombudsman