

Castlehill Barn

Codnor Park

BAGSHAWS
Land • Property • Livestock
EST 1871

Castlehill Barn
Castle Lane
Codnor Park

Ironville, NG16 5PQ

0.20 ac

An excellent opportunity to purchase a detached barn set on a plot of nearly a quarter of an acre with gated roadside access and enjoying stunning views over open farmland.

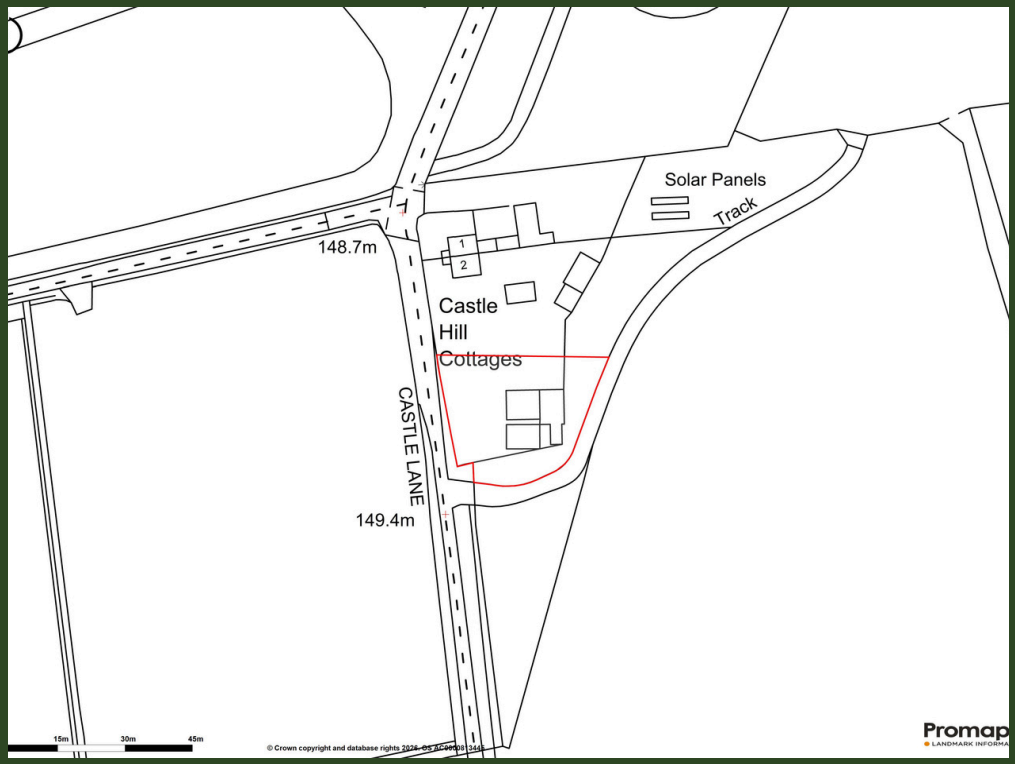
The barn is currently used for storage but would perhaps offer potential for residential conversion subject to obtaining the necessary planning consent.

Best and Final offers invited by Tuesday 1st December at 12 noon

Guide Price: £100,000

Ashbourne Office - 01335 342201

ashbourne@bagshaws.com





Description:
This site is splendidly located off Castle Hill on the edge of Codnor Park occupying a peaceful rural location backing onto open farmland to the rear. The site forms part of the garden of 2 Castlehill Cottages which it neighbours. The land has separate gated access from the laneside and opens onto hardstanding in front of the barn.

The main structure of the barn is two storey in part with a number of lean to extensions which provide vehicles access. It is thought that that the barns might offer some development potential for residential conversion subject to necessary consent.

Directions:
what3words; foods.illogical.blindfold

Services:
The site is not currently served by independent services. It is thought that services should be readily available, however, a buyer should satisfy themselves as to the cost and viability to bring independent services to the site..

Tenure and Possession:
The land is sold freehold with vacant possession upon completion.

Viewing:
Strictly by appointment through the Ashbourne Office of Bagshaws as Sole agents on (01335) 342201 or e-mail; ashbourne@bagshaws.com.

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.

Additional Costs:
The purchaser will be required to pay a contribution of £3000 plus VAT towards the vendors costs.

Local Authority:
Amber Valley Borough Council - Tel: 01773 570222

Method of Sale:
The site is offered for sale by Private Treaty with the **deadline for Best and Final offers to be received of 1st December 2026 at 12noon.**

Offers should be submitted in writing accompanied by proof of funds and acknowledgement that the additional costs will be payable in addition to the purchase price.

The vendor reserves the right to accept an offer prior to the offer deadline

Anti-Money Laundering Checks
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

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.





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