



# Land and Farm Buildings Greenfield Lane, Milltown





**Land and Building  
Greenfield Lane  
Milltown, Ashover, S45 0HT**



**9.15 Ac (3.53 Ha)**

This sale by auction provides an excellent opportunity to purchase some well maintained pastureland together with a farm building comprising workshop, tractor shed and two lean-to's.

Situated on Greenfield Lane at the junction of Oakstedge Lane in a beautiful rural valley near Ashover

**Auction Guide Prices:**

**Lot One: Farm Building with 3.67 acres (1.4 ha)**

**Guide Price £150,000 plus**

**Lot Two : 4.15 Acres (1.6 ha) Guide Price £75,000 plus**

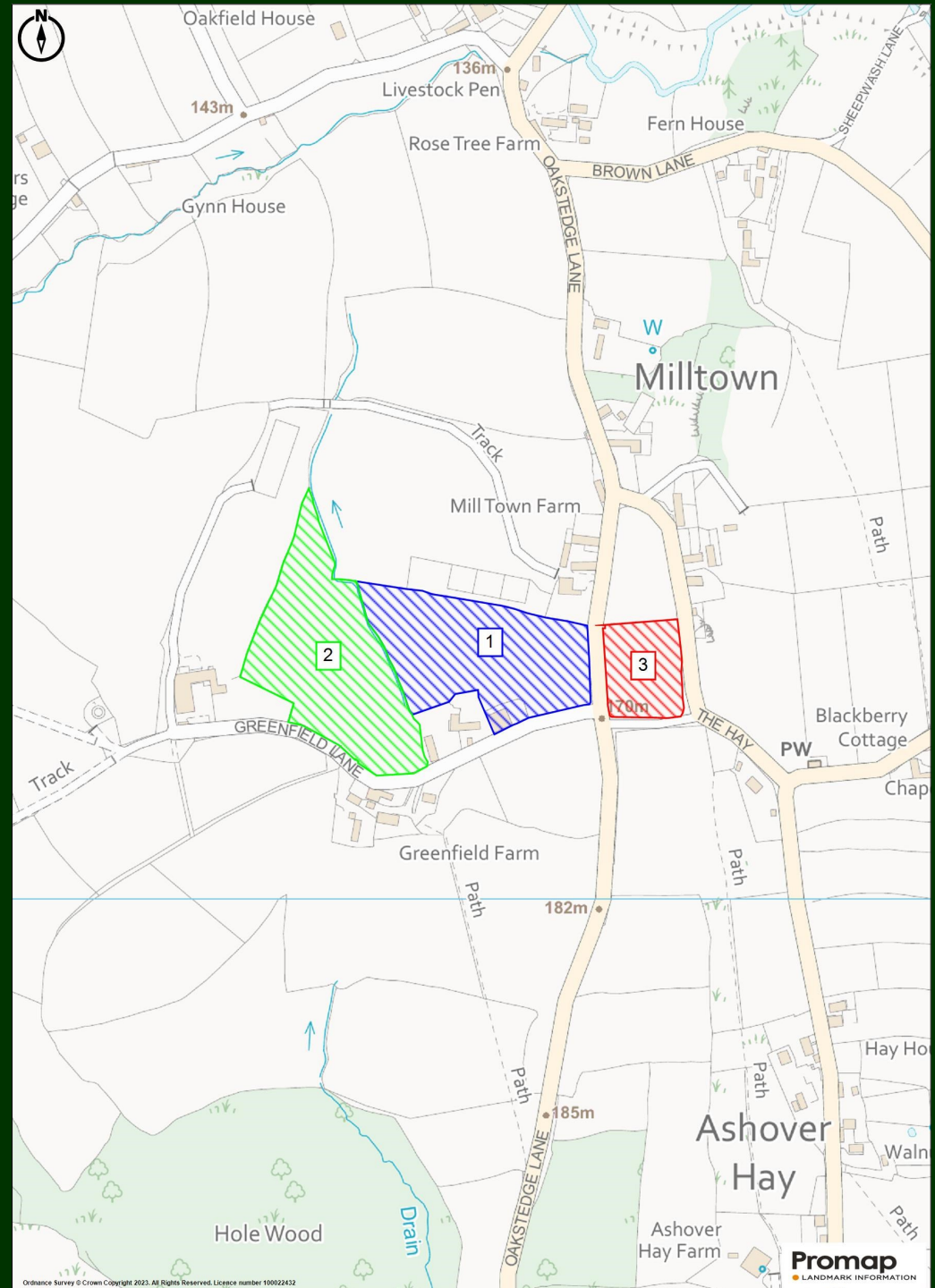
**Lot Three: 1.33 Acres (0.53 ha) Guide Price £25,000 plus**



Ashbourne- 01335 342201



Ashbourne@bagshaws.com





**Description:**

All the land has direct access from the public highways, each block benefitting from two gated accesses.

The farm building is accessed directly off Greenfield Lane.

**Location:**

The property is situated on the junction of Greenfield Lane with Oakstedge Lane, Milltown, near Ashover

**Directions:**

From Matlock take the A615 Nottingham Road towards Tansley, drive through Tansley and then turn left after the Matlock Garden Centre on to the B6014 following this road just over 2 miles and Oakstedge Lane will be found on your left hand side. Proceed down Oakstedge Lane and Greenfields Lane will be the first road on your left.

**Land**

All the land is laid to pasture and has good road access and has been well maintained and farmed over the years. All the fields are enclosed by walls or well kept hedges and is registered as Grade 4 on the MAFF Land Classification Maps

**The Farm Buildings**

The farm buildings are principally clad with corrugated iron sheeting, the main tractor shed being a double pitched apex roof and concrete floor with doors into the workshop which also has a concrete floor. To the rear and side of the main building are two lean-to's.

Having previously been used for the storage of hay, tractors etc, the buildings are suitable for various uses depending on planning, or to continue as very practical farm buildings and comprise **Tractor Shed (8.5m x 9.2m), Workshop (8.8m x 5.0m), Rear Lean-to (8.0m x 5.0m) and Side Lean-to (8.0m x 5.5m).**

**NB:** All measurements are approximate.

**Method of Sale:**

**The land is offered by Public Auction at 3.00pm on Monday 22nd May at The Agricultural Business Centre, Bakewell, DE45 1AH.**





## General Remarks

### Viewing:

Strictly by appointment through the Ashbourne Office of the Sole Agents on 01335 342201 or by email: ashbourne@bagshaws.com

### Services:

The farm buildings have main three phase electricity, mains water and telephone. We understand that rather unusually for a rural property there is a mains gas supply in Greenfield Lane.

### Vendor's Solicitors:

Mr P Sabin, Flint Bishop LLP, St Michael's Court, St Michael's Lane, Derby, DE1 3HQ.  
T: 01332 340211.

### Local Authority:

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

### Basic Payment Scheme:

The land is not registered for the Basic Payment Scheme..

### Mineral, Sporting and Timber Rights:

The mineral, sporting and timber rights are included as far as they exist.

### 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 that there is a wayleave in place which receives annual payment for the electricity poles.

### Dilapidations and Ingoing Valuations

There will be no ingoing valuation and neither will any allowance be made in respect of any dilapidations that there may be.

### Areas

Please note all areas are based on computer Pro Map plans





### **Money Laundering Regulations 2017:**

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

### **Deposits and Completion:**

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

### **Conditions of Sale:**

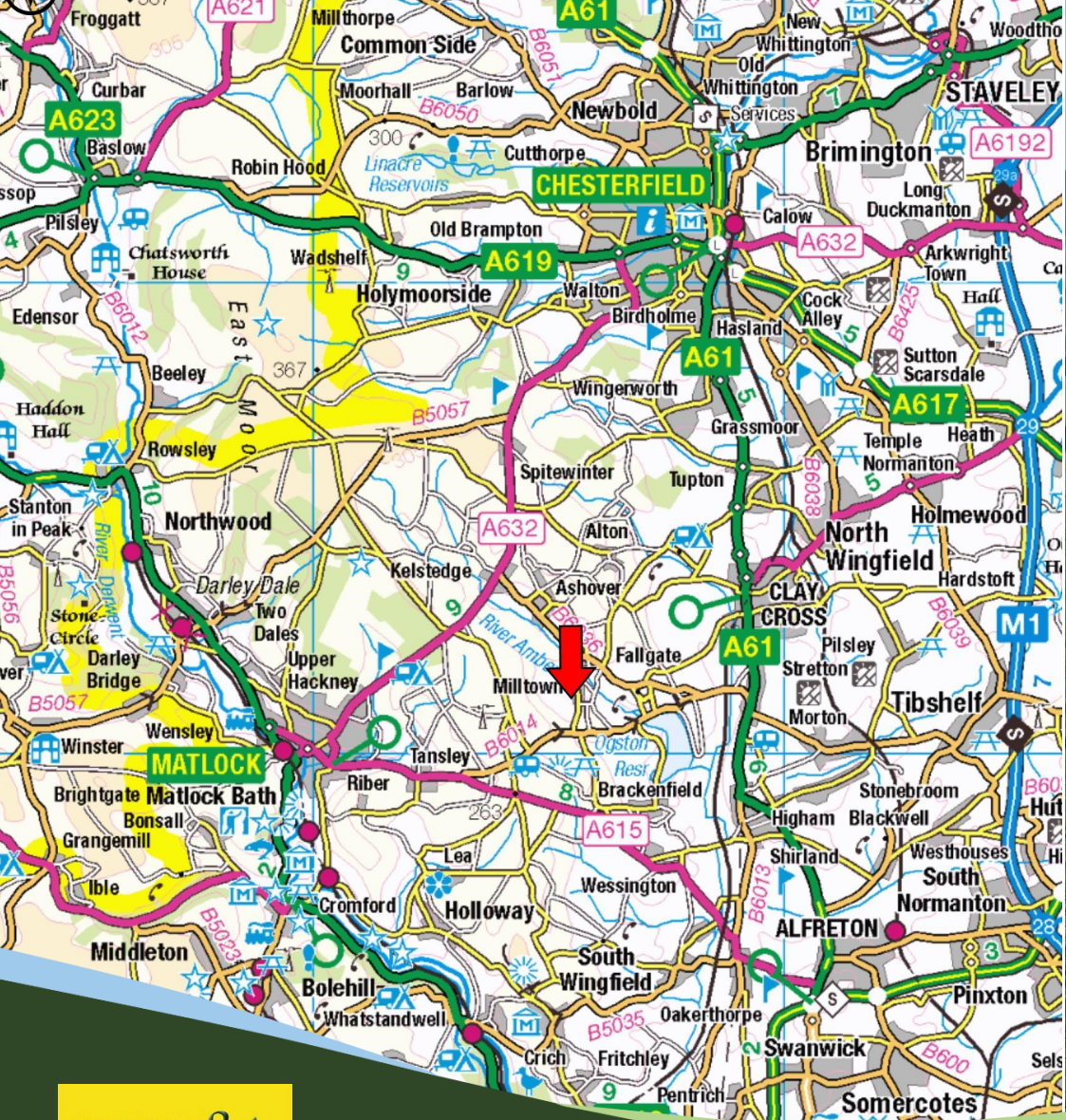
The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

### **Agents Notes**

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.







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