



Lot 3, War Farm Bradley



BAGSHAW'S EST 1871
Land • Property • Livestock

Lot 3 War Farm

Bradley
Ashbourne
Derbyshire
DE6 1PH



11.70 ac

A substantial period brick built building comprising of stables, workshop and storage area. Part of the building has a first floor. Adjoining is a large cowshed and two more stables. This would provide a significant residential conversion.

It is set in 11.70 acres of pasture land which is divided into well fenced and useful paddocks eminently suitable for equestrian or small holding interests.

Asking Price:

£650,000



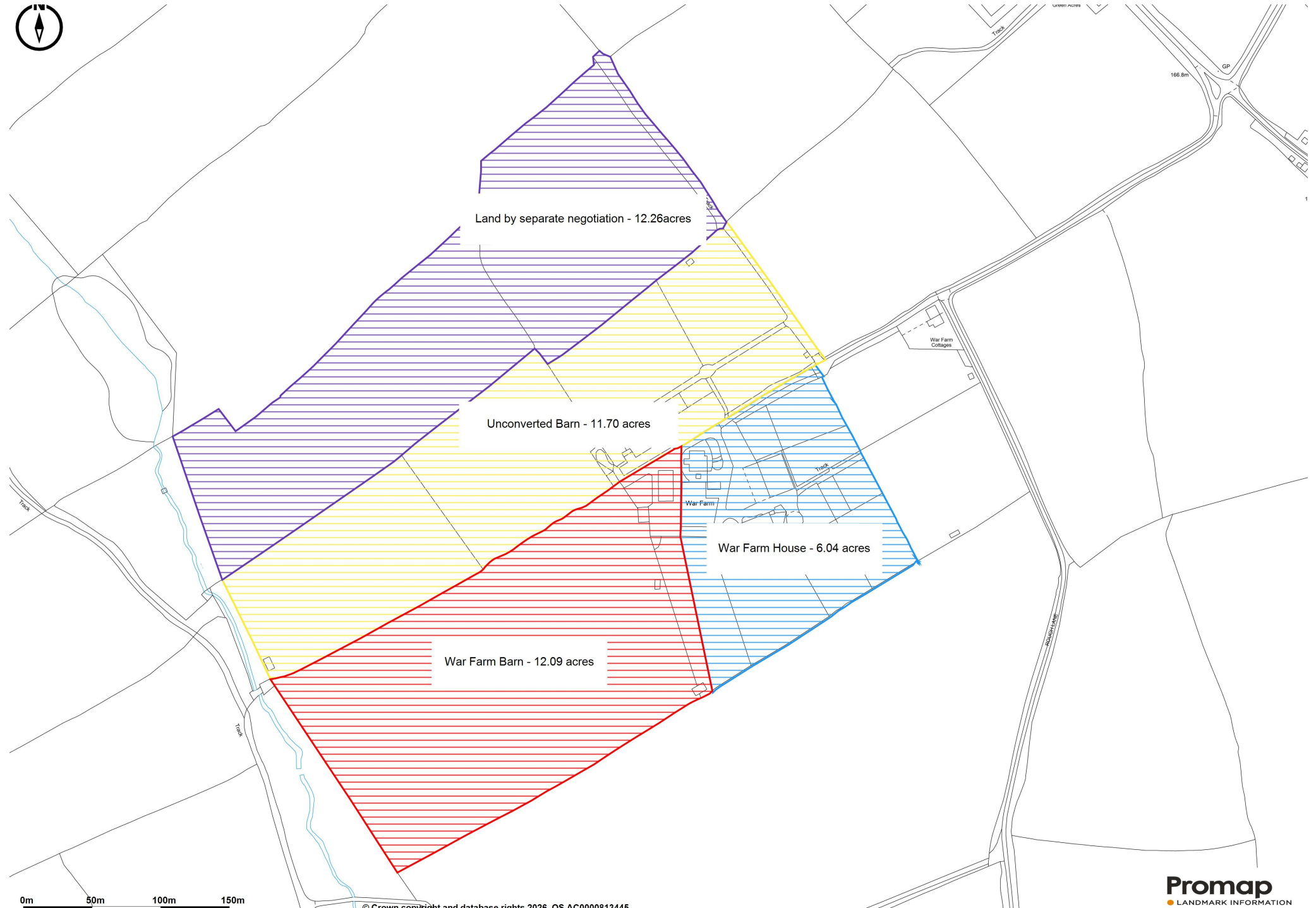
Ashbourne Office - 01335 342201



ashbourne@bagshaws.com







General Information

Services:

Mains Water and Electricity.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

There is a public footpath and bridlepath through the bottom half of one of the paddocks that runs parallel to the hedge.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Authority

Derbyshire Dales District Council

Application number 06/00361/FUL

Directions:

What3words:: ///sisters.lashed.depth

Viewings:

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

Overage:

The property is subject to an overage but is not triggered by conversion of any existing agricultural buildings to residential purposes, nor does it prohibit the erection of new agricultural buildings on the land.

Broadband Connectivity:

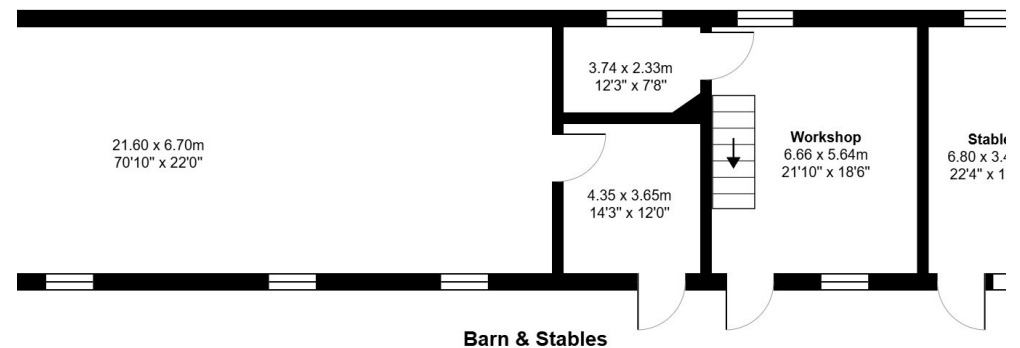
It is understood that the property currently benefits from satisfactory broadband connectivity. However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

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



All measurements are approximate and for display purposes only



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