



Quarry Farm
Stanley

**Quarry Farm
Derby Road
Stanley
Ilkeston, Derby, DE7 6EX**



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55.66 ac

An excellent opportunity to acquire a small farm in a convenient location close to Derby in the village of Stanley.

The farm sits in a ring fence with excellent access and in an attractive location.

The farmhouse is a spacious detached bungalow, well positioned with views over some of the land.

The farm buildings are separated from the house by a short distance and comprise of compact farmyard suitable for a number of uses

Guide Price:

Offers in excess of £1,000,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

The Property

A large detached bungalow situated in an outstanding position on the edge of the village of Stanley with views across its own land.

The Bungalow sits within gardens comprising lawns and terraces with a vegetable garden. It sits a short distance away from the Farm Buildings

It is subject to a Agricultural Occupancy clause

The farm buildings may have some development potential under class q provisions.

The land amounts to 55.66 acres (22.52 ha) and is all laid to pasture.

Description

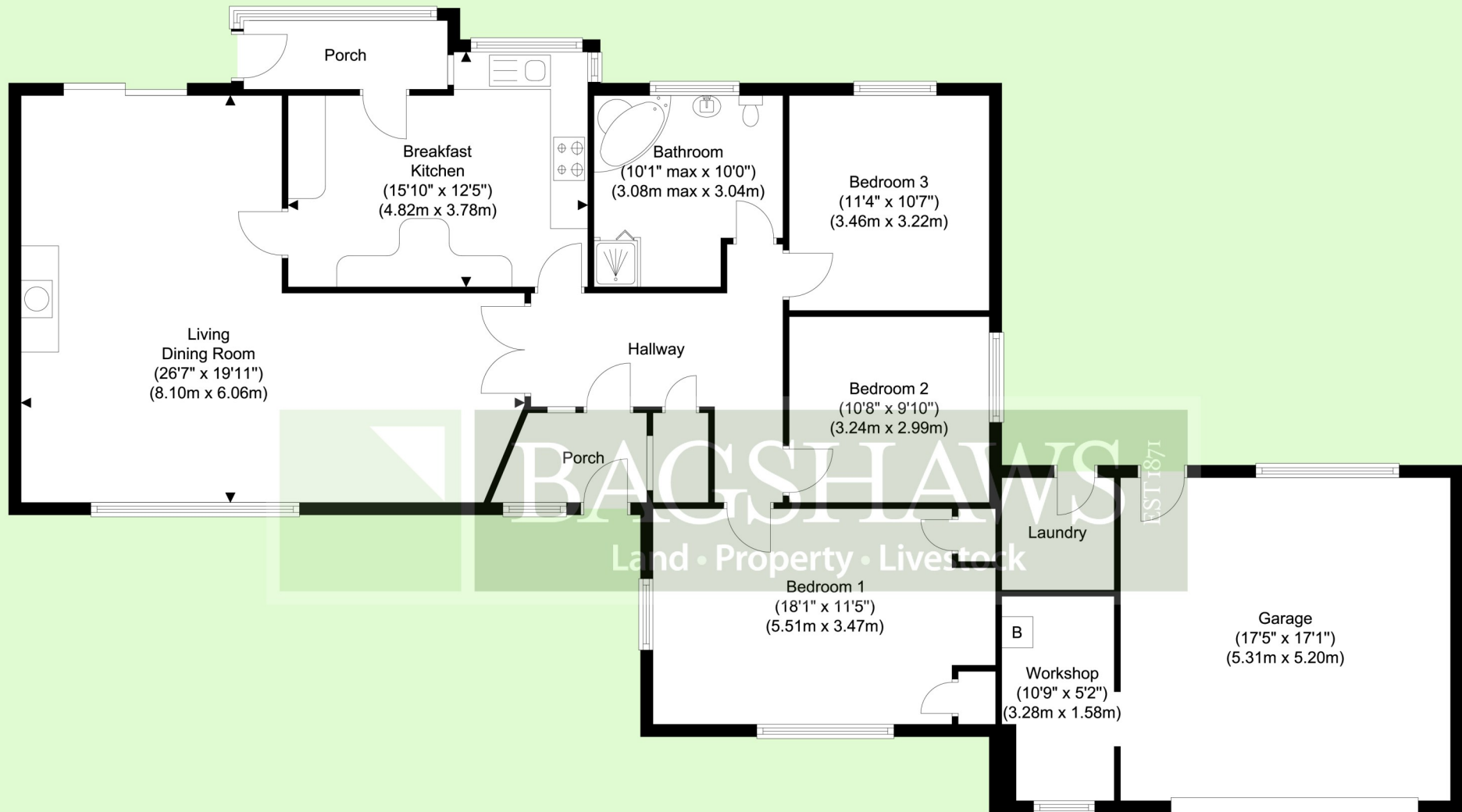
The front entrance porch leads into a hallway with walk in coat cupboard with double doors into a large sitting room with wood burner stove.

Doors from both the sitting room and hallway open into the kitchen. This has fitted units including a whirlpool oven and separate electric Hob.

To the rear of the kitchen is an enclosed porch.

There are three double bedrooms and a family bathroom all accessed from the hallway.





Quarry Farm, Derby Road, Stanley, Ilkeston

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

Outside

Adjoining the bungalow is a good sized double garage with a store room which houses the oil boiler providing central heating. To the front of the garage is a car park.

The property is approached over a tarmac driveway alongside a large lawn together with rockeries and flower beds which surround the house.

There is an oil tank next to the garage, a small shed and greenhouse.

Farm Buildings

The driveway splits and one part of it leads to the farm buildings. There are three substantial buildings, two of which are cattle housing and the third is an eight bay open fronted live-stock or machinery store with a concrete floor. They are grouped centrally in a convenient position on the farm. Adjoining them is a feed silo together with a brick mill and mix room.



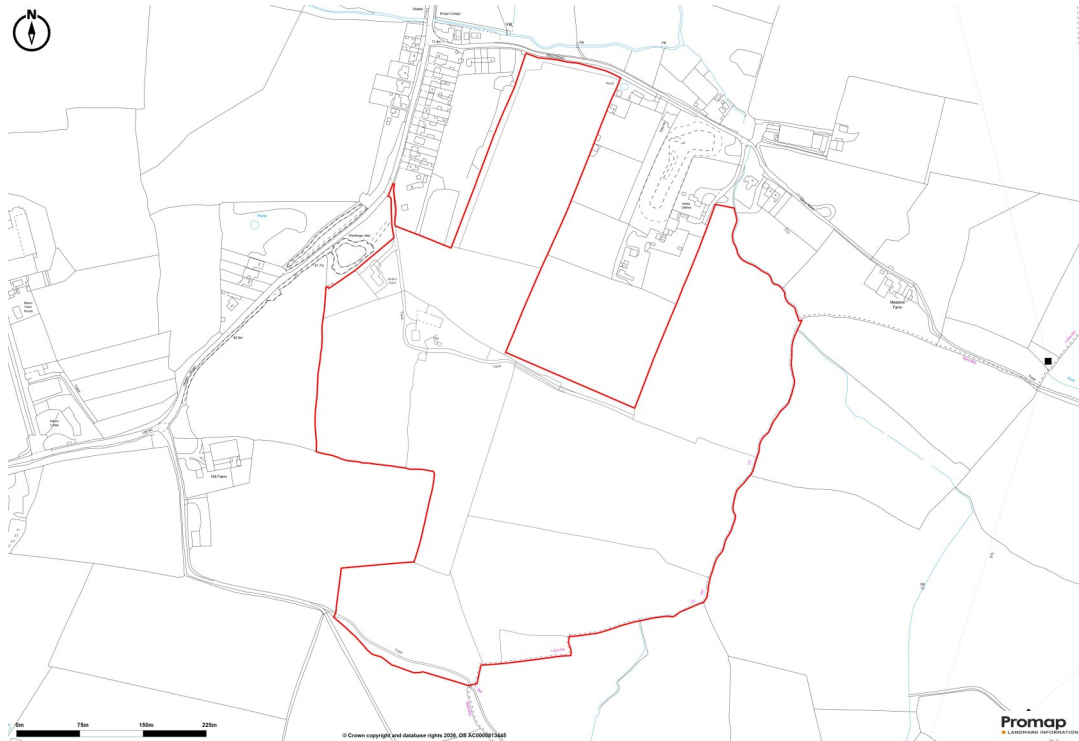
The Farm Land

The property is accessed by its own driveway from Derby Road and is located on the edge of Stanley Village. The access divides with one branch leading to the house and the other continuing on to the farmyard.

The house sits in its own pleasant gardens with a driveway and parking.

The farmyard is self contained and approached from the other branch of the driveway.

All farm land is laid to pasture and is divided into sensible sized enclosures bordered by mature hedges and trees forming a very attractive small farm suitable for a wide variety of farming or equestrian ventures. The topography is either level or moderate slopes and is generally suitable for mowing and/or grazing. It is classified as Grade 4 under the MAFF Agricultural Land Classification Scheme and the land is also situated within a Nitrate Vulnerable Zone.



General Information

Services:

Mains electricity, water and drainage. Oil fired central heating

Tenure and Possession:

The property is sold Freehold with vacant possession.

Sporting, Timber and Mineral Rights:

It is understood that these are included in the sale 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, easements and wayleaves whether or not defined in these particulars. We are aware that there are footpaths crossing the farm.

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 Planning Authority: Erewash Borough Council, Town Hall, Ilkeston, DE7 5RP

What3Words: indeed.wink.aims

Directions: As you approach the village of Stanley from Derby the property is the first driveway within the village on your right hand side. It is clearly marked as Quarry Fram and with our "For Sale" board

Viewings:

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

Council Tax Band – G

EPC – D

Method of Sale: The property is for sale by private treaty.

Solicitors— Shacklocks LLP, 25 Chapel Street, Belper, DE56 1AR.
T: 01773 822333

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

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.

Parking:

There is ample parking at the property

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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