

Land and Stables off Dog Lane Shirland



Land and Stables off Dog lane Shirland Alfreton Derbyshire DE55 6BJ



A unique opportunity to purchase an equestrian unit presenting stables and tack rooms, a recently installed manège, and adjoining paddocks all together extending to 3.43 acres (1.39 hectares). The property lends itself to those with equestrian interests, situated in a peaceful location.

Guide Price: £150,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Description:

The sale offers the purchaser a unique equestrian unit, boasting a stable block housing 3 stalls/loose pens, an adjoining hay store, a cabin currently utilised as a tack room and seating area, a recently installed 20m x 40m manège with a carpet surface bounded by post and rail fencing, and adjoining paddocks all extending to approximately 3.43 acres. The paddocks are bounded by mature hedgerows and divided into multiple parcels, with a useful hardstanding area/yard offering plentiful parking for multiple vehicles and fodder storage.

There is planning consent to erect full fronts to the stables on the main building and to erect a further hay store 4.2 metres wide positioned next to the cabin.

Location:

The property is located within the village of Shirland, in a peaceful rural location with farreaching views, yet remaining accessible to amenities. Further nearby towns and villages include; Alfreton to the south (2.3 miles), Clay Cross to the north (3.3 miles), Matlock to the west (7.1 miles), and Chesterfield to the north (8.4 miles).





Directions:

From Alfreton town centre, head north on the A61 for approximately 2.0 miles into the village of Shirland. Turn right immediately after the Red Lion Pub into Church Street and follow the street to the end. Continue straight onto a track named 'Dog Lane', follow the track round to the right for approx. 0.3 miles. The property can be found on the right hand side.What3words:///glows.megawatt.chemistry

Services:

We are not aware of any services available at the property. We understand that a mains water connection is nearby, buyers should carry out their own enquiries.

Tenure and Possession:

The land is sold freehold, with vacant possession upon completion.

Timber, Sporting, and Mineral Rights

The rights are included in the sale as far as they exist.

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

Method of Sale:

The property is offered for sale by Private Treaty.

Vendor's Solicitors:

TBC

Overage Clause:

50% of any future development value for 22 years should the purchaser obtain planning consent for development other than for agricultural, horticultural or equestrian uses.

Local Authority:

North East Derbyshire District Council, 2013 Mill Lane, Chesterfield S42 6NG

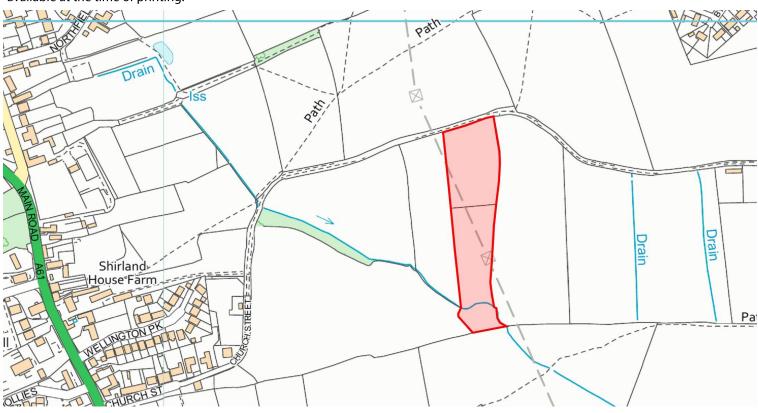
Rights of Way, Wayleaves and Easements:

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.

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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