

Lot B

Lot C

Lot A

Land off Church Road
Stanfree



Land off Church Road

Stanfree
Chesterfield
Derbyshire
S44 6AQ



41.13ac

A rare opportunity to purchase a useful parcel of grassland, extending in total to approximately 41.13 acres (16.65 ha) available in three lots, situated in a rural location just outside of Stanfree.

**For Sale by Auction on Monday 24th March 2025 at 3 p.m. The
Agricultural Business Centre, Bakewell, DE45 1AH.**

Lot A: 26.17 acres — £235,000

Lot B: 7.27 acres — £80,000

Lot C: 7.67 acres — £85,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The Land is set in a rural setting enjoying far reaching views over the surrounding countryside. It is located on the outskirts of the small village of Stanfree with the larger village of Shuttlewood just to the south. A wider range of amenities can be found in the nearby towns of Bolsover (2.5 miles) or Clowne (2 miles). Chesterfield (7 miles), Worksop (9 Miles), Mansfield (10 miles) and the city of Sheffield (14 miles). Junctions 29 and 30 of the M1 motorway are both 3 miles away.



Description - Lot A shown highlighted in Blue:**Guide Price £235,000**

A block of grassland separated onto three fields all suitable for mowing and grazing with an entrance off Church Road, extending to approximately 26.17 acres (10.59 ha). There is a mixture of hedgerows with post and wire fencing. There is a small water course running through the land providing a natural water source.

Description – Lot B shown highlighted in Red:**Guide Price £80,000**

With an access gate off Blackbanks, a single field with a parcel of woodland to the east measuring approximately 7.27 acres (2.94 ha). The land is suitable for mowing and grazing with a mixture of hedgerows with post and wire fencing.

Description - Lot C shown highlighted in Purple:**Guide Price £ 85,000**

Comprising one large field extending to approximately 7.67 acres (3.10 ha). The land is suitable for mowing and grazing. There is a mixture of hedgerows with post and wire fencing. There is a large access point off Church Road.

Directions:

From Bolsover: head north out of town on Shuttlewood Road. At the Shuttlewood crossroads turn right onto the B6418. Upon entering Stanfree, turn right onto Blackbanks (opposite Mill Lane). Lot B will be found on the right hand side. Take the next right turning on to Church Road and Lot A will be found on the right hand side opposite Yews Farm and Lot C will be found on the right hand side after Lot A. All lots are as identified by the agent's 'For Sale' board.
From Clowne: head south on the B6418 towards Shuttlewood. At the top of the hill on the main road through Stanfree take the left hand turning onto Blackbanks and follow the directions as above.

Timber and Sporting Rights:

Included as far as they exist.

Mineral Rights:

Mineral rights are not included in the sale.

Services:

Mains water is connected to Lot A with a meter by the entrance gateway. The buyer of Lot C will have the right to insert a submeter onto the main supply of Lot A. There is a small water course which crosses Lot A. No mains services are connected to Lot B.

Viewing:

The land may be viewed in day light hours when in possession of a copy of these particulars. Please do not block the road whilst viewing.

Rights of Way, Wayleaves & Easements:

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

Tenure and Possession:

The property is sold freehold with vacant possession upon completion.

Vendor's Solicitors:

Banner Jones Solicitors, Glumangate, Chesterfield, S40 1UA.
Contact Ben Couch.

Local Authority:

Bolsover District Council, The Arc, High Street, Clowne, Chesterfield S43 4JY

Method of Sale:

This property is to be sold by Auction on the Monday 24th March 2025 at 3 pm. The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire, DE45 1AH.

Deposits and Completion:

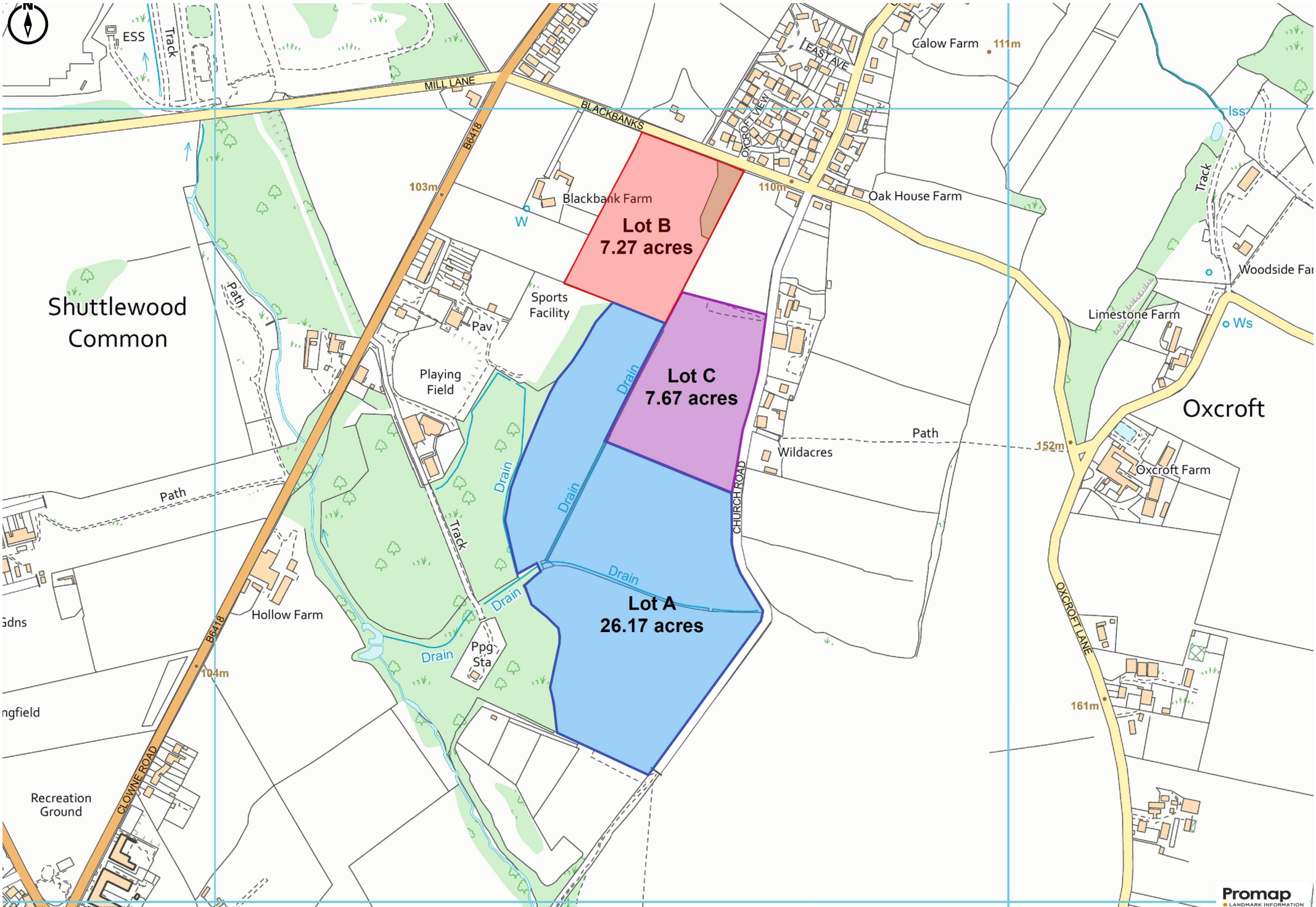
The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding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

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.



LOT C



LOT B

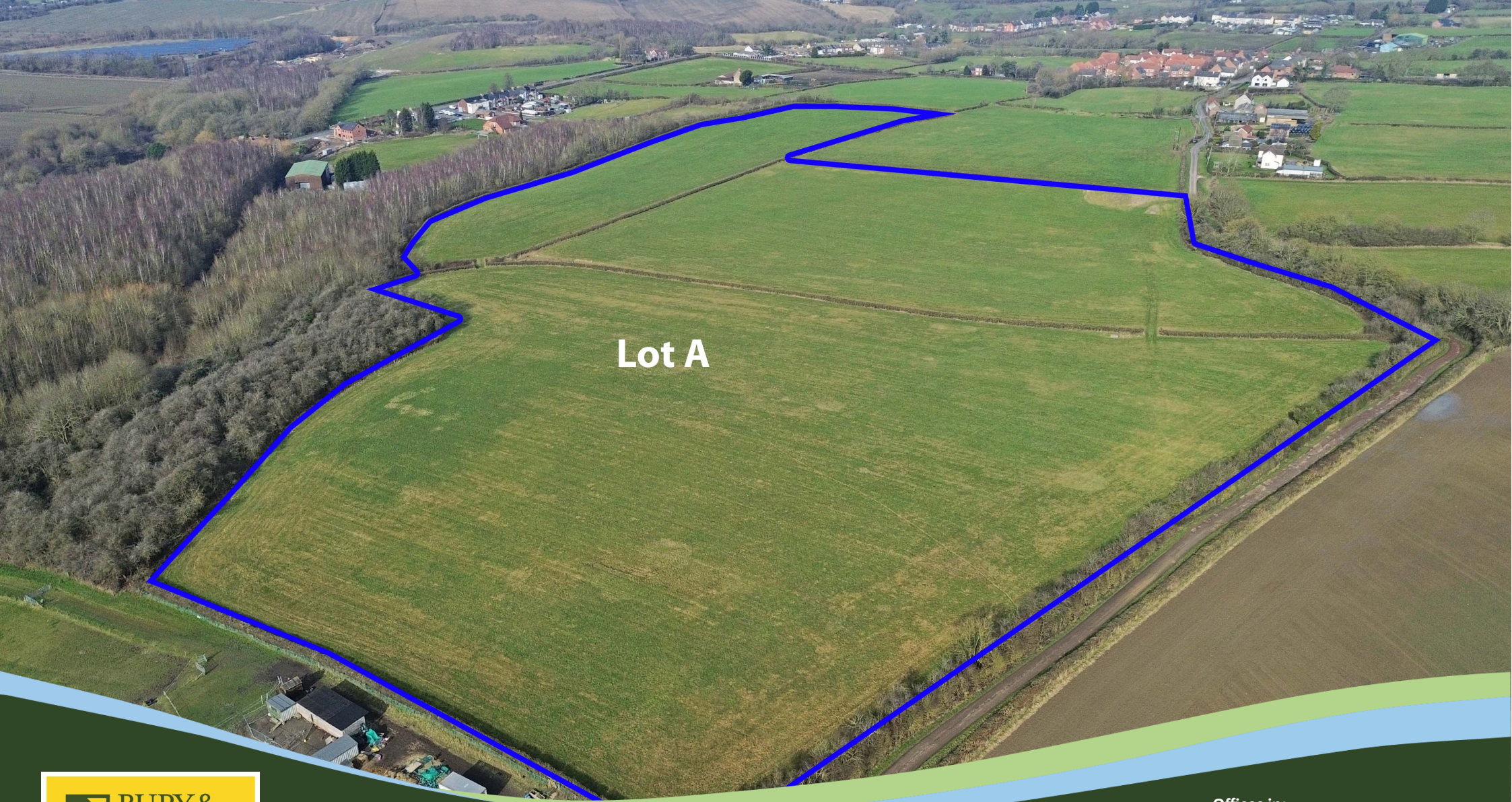


LOT A



LOT A





Lot A



Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH

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In partnership with Bury and Hilton

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