



**Land off Newboundmill Lane
Pleasley**



Land off Newboundmill Lane, Pleasley, Mansfield, Nottinghamshire, NG19 7PT

A rare opportunity to purchase a parcel of grassland with stables and three railway carriages extending to approximately 2.75 acres (1.11 ha), having roadside access on the outskirts of the village of Pleasley.

Guide Price: **£40,000**

Location:

The land is in a lovely location with views across the countryside accessed directly off Newboundmill Lane and is situated near to the village of Pleasley, where basic amenities can be found. The land is approximately 2.7 miles north of Sutton in Ashfield town centre, 2.9 miles north west of Mansfield town centre and 8.2 miles south east of Chesterfield town centre.

Directions:

From junction 29 of the M1, head towards Glapwell on the A617. Continue straight through Glapwell towards Pleasley. At the roundabout take the fourth exit onto Chesterfield Road heading into Pleasley village. Once in the village, take the fourth right hand turning onto Newboundmill Lane, continue out of the village and the land will be found on the right hand side indicated by our 'For Sale' board.

Description:

The sale of this land offers grassland in a sought-after area, ideal for grazing of all livestock and horses. The land measures approx. 2.75 acres (1.11 ha) comprising a number of paddocks. There is a mixture of post and wire fencing and hedgerows and a river along the southern boundary. There is a level paddock which is used as a training area. There is also off-road parking for a number of vehicles before entering the main yard area which is made up of rough hardstanding which provides further parking and storage.

Stable Building:

A dual pitched timber framed building with zinc sheeting to the roof, split into two stables measuring 3.47m x 2.72m and 3.47m x 2.69m.

Railway Carriages:

There are three railway carriages positioned on the land, all measuring approx. 2.34m x 5.33m which are used as stables and storage. There is potentially scope for replacement of the carriages with a modern equivalent, but may be subject to the necessary consents.

Services:

Mains water services are connected. A main electric connection is on site, but has been disconnected. There is a river running along the southern boundary.

Basic Payment Scheme:

The land is eligible for The Basic Payment Scheme under the Rural Payments Agency. No BPS entitlements are included.

Viewing:

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

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.

Mineral, Timber & Sporting Rights:

Included as far as they exist

Tenure & Possession:

The property is sold freehold with vacant possession upon completion.

Vendors Solicitors:

Fiona Moore, Rotheras, 2 Kayes Walk, Stoney Street, Nottingham, NG1 1PZ

Overage Provision:

The land will be subject to an overage of 25% upon any uplift in value arising from any non-agricultural or equestrian planning consents for a period of 25 years from the completion date.

Local Authority:

Ashfield District Council, Urban Road, Kirkby in Ashfield, Nottingham, NG17 8DA

Method of Sale:

The land is offered for sale by informal tender at 5pm on Tuesday 31st January 2023.

Money Laundering Regulations:

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.

Agents Note:

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.



The Agricultural Business Centre Agricultural Way Bakewell Derbyshire

DE45 1AH

T : 01629 812777

E : bakewell@bagshaws.com

www.bagshaws.com

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811