



Land and Stables off Birkin Lane
Temple Normanton



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Temple Normanton

Chesterfield

Derbyshire S42 5BP



3.23 ac

An exciting opportunity to purchase a block of grassland , measuring approximately 3.23 acres, together with a stable block offering 2 loose boxes and a tack room in an accessible location, suiting those with equestrian and/or hobby farming interests.

For sale by Public Auction at 3pm on 17th November 2025 at

The Agricultural Business Centre, Bakewell DE45 1AH

Auction Guide Price: £95,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Description:

The sale of this property offers a fantastic opportunity for those with equestrian interests to acquire a block of grassland, bounded by post and rail/wire fencing, totalling approximately 3.23 acres (1.31 ha). The grassland is suitable for both mowing and grazing of all livestock and/or horses, and lays flat. A modern timber-built stable block situates to the northern boundary, upon a concrete base, offering two 12m x 12m loose boxes complete with rubber matting and a useful tack/feed room adjacent. The property benefits from a water and electricity supply, in a pleasant position, with great accessibility into neighbouring towns and villages.

Location:

The property is situated on the edge of the village of Grassmoor, where a range of basic amenities can be found. Further popular nearby towns and villages include; Clay Cross to the southwest (3.4 miles), Chesterfield to the northwest (4.1 miles), and Bolsover to the northeast (6.8 miles). The property boasts close proximity to Grassmoor Country Park and various well-ridden bridlepaths.



General Information

Directions:

From the centre of Chesterfield, head southeast on the A617 travelling out of town. Continue along the dual carriageway for approximately 2 miles, before taking the exit for Temple Normanton B6039. Follow the slip road up to the junction, turn right at the crossroads again signposted for Temple Normanton. Continue straight for approx. 0.75 miles before turning right onto Chesterfield Road B6039 and then immediate right onto Birkin Lane. The property can be found approx. 0.5 miles down on the right hand side, indicated by our For Sale board.

Services:

The property benefits from mains water, there is also a spring water supply. The stables benefit from a Callidus solar-powered electricity system, which includes a battery, and a light in each loose box.

Tenure and Possession:

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

Mineral, Sporting and Timber Rights:

Included as far as they exist.

Viewing:

The property may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully and considerately.

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. Neighbouring third-parties have a right-of-way for access over the lane.

Method of Sale:

The property is offered by Public Auction at 3.00pm on Monday 17th November 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

TBC

Local Authority:

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

Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

Deposits & 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 otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of 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. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

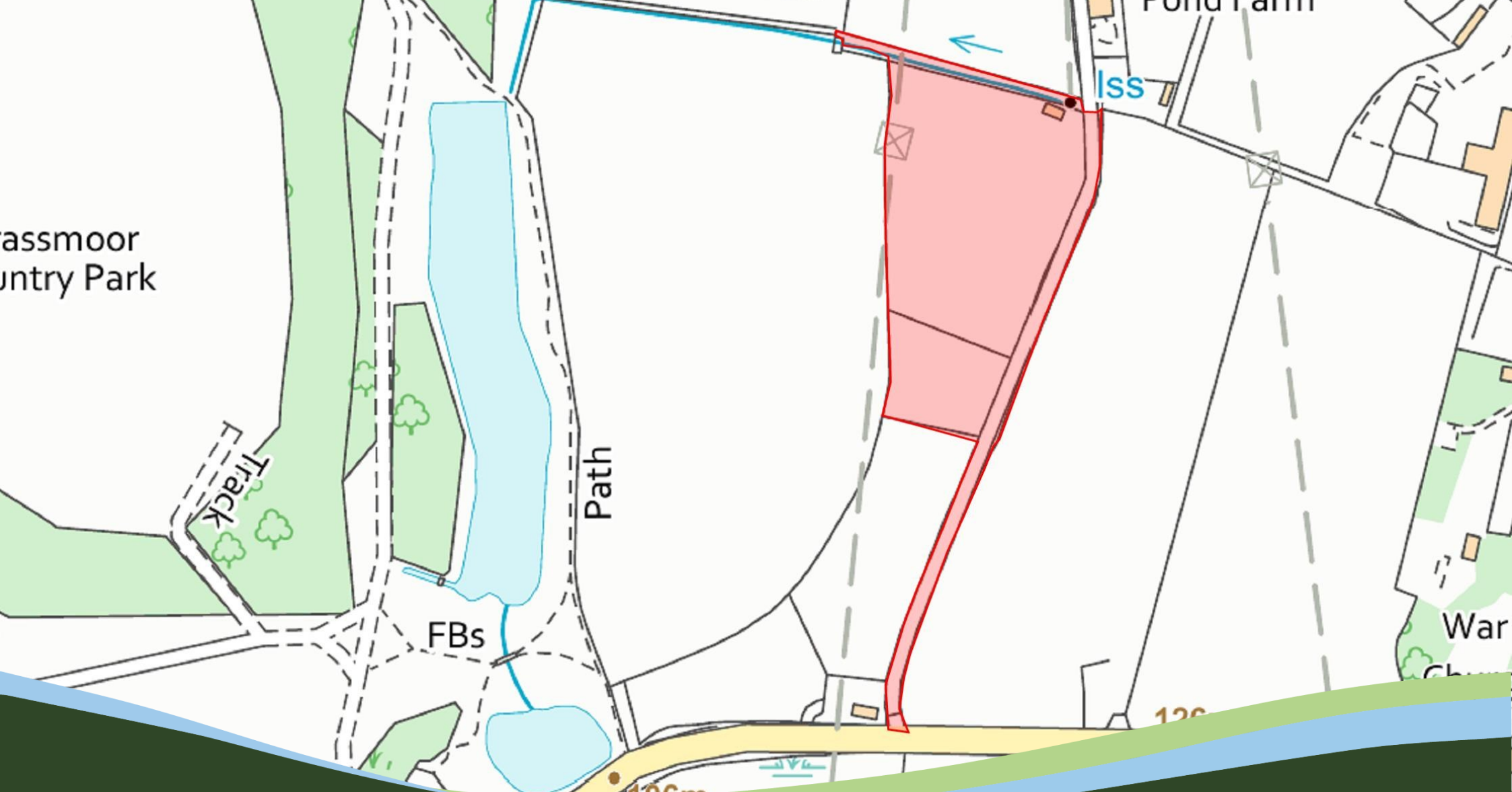
Conditions of Sale:

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.

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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