



Upper Hagg Farm Dale Abbey, Ilkeston

**Upper Hagg Farm
Dale Abbey
Ilkeston
Derbyshire DE7 4PE**



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46.62 ac



TBC

Upper Hagg Farm presents an exciting opportunity to acquire a small farm in a peaceful yet highly accessible location, suiting those with agricultural, equestrian, and/or development interests (subject to planning consents). The property briefly comprises a brick-built four-bedroom farmhouse boasting extensive accommodation, together with a comprehensive range of traditional outbuildings, and adjoining grassland all together in a ring fenced formation extending to approximately 46.62 acres (18.87 hectares). The property conveniently sits between the cities of Derby and Nottingham, providing great commutability.

Guide Price - £1,100,000



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Upper Hagg Farm

Location:

Upper Hagg Farm boasts a private position with rural outlooks whilst remaining highly accessible with the convenience of town amenities within close proximity. The neighbouring towns of Ilkeston (3.3 miles), Heanor (7.4 miles), and Belper (9.7 miles), each provide a broad range of amenities including primary and secondary schools, doctors surgeries, post offices, high street shops, public houses, supermarkets and fuel stations. With good transport links, the property sits just 4 miles from Junction 25 of the M1. The city of Derby locates just 8 miles to the west whilst Nottingham sits just 9.7 miles to the east, each providing further amenities and transport links. Despite its easy access for commuters to nearby districts it is immediately surrounded by open countryside providing attractive, rural outlooks.

Description:

Formerly part of the Stanton and Staveley Estate, the property has been home to the current owners' since 1967, firstly as tenants leading onto their ownership in the early 1990's. This will be the first time the property has been offered to the market.

Upper Hagg Farm offers a unique opportunity to acquire a characterful smallholding in a peaceful setting, with great commutability to both Derby and Nottingham city centres. The property will suit those with agricultural, equestrian, and/or development interests (subject to planning permission). Briefly, the property comprises a spacious brick-built four-bedroom farmhouse requiring internal modernisation, a range of traditional agricultural buildings boasting great potential for a wide range of uses, and surrounding grassland all together extending to 46.62 acres (18.87 hectares). The property creates a great sense of rural life, boasting much potential depending on the purchasers needs, and will appeal to those with agricultural, equestrian, smallholder and/or development interests who wish to be within commuting distance of both Derby and Nottingham.

Directions:

From the centre of Ilkeston, at White Lion Square, head south on Stanton Road A6096 and continue straight for approx. 0.5 miles. At the mini roundabout, head straight over. Follow the road out of town for approx. 2.3 miles. At the crossroads, turn right onto Hagg Lane, in front of the plant nursery. The property can be found approx. 300 yards along on the right hand side, indicated by our For Sale board.

What3Words: // copycat. Zinc.mandates

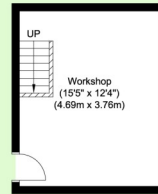
Farmhouse

The brick-built imposing farmhouse offers extensive accommodation across three floors, internally the farmhouse would benefit from a scheme of modernisation but has been well-kept and boasts ample potential. With entrance through the side, a kitchen offers fitted units and a secondary stairwell to the first floor. A useful pantry/utility space locates adjacent, with space for additional storage and laundry appliances. The ground floor offers three good-sized sitting rooms, each with feature fireplaces, and a conservatory with doors opening out into the gardens blending the accommodation with the outdoors.

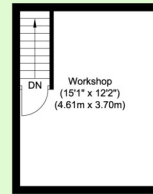
The first floor presents a good-sized master bedroom, two further double bedrooms, and a single bedroom. A family shower room hosts a shower, hand- wash basin, and w/c. The second floor offers two versatile attic rooms, currently utilised for storage space, but with the ability to offer two further double bedrooms should one wish.



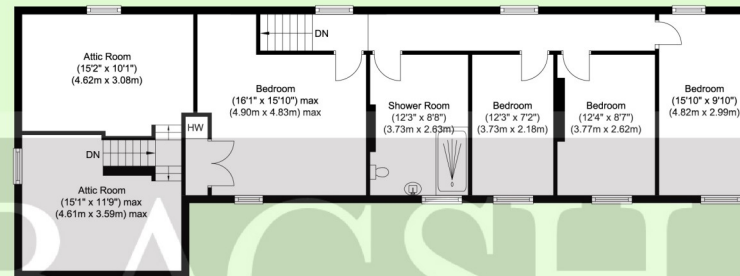
Workshop
Ground Floor



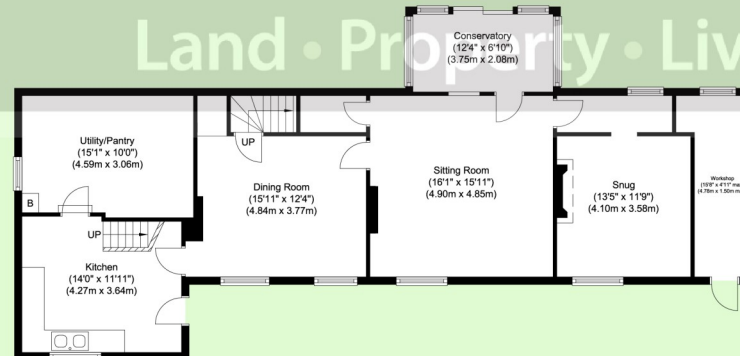
Workshop
First Floor



First Floor



Ground Floor



Upper Hagg Farm, Dale Abbey, Ilkeston DE7 4PR

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



Externally

The property offers extensive, well-maintained gardens with a generous lawned area to the front of the farmhouse, with flower beds and mature shrubbery within the border. A patio area sits at the foot of the farmhouse, presenting space to enjoy outside seating and dining in the summer months, with peaceful outlooks across the adjoining land. The access lane serves just the farm and the neighbouring properties, creating a private setting and true countryside feel. The yard and driveway presents ample parking for multiple vehicles, as well as farm machinery and fodder storage should one need.

Land

The property boasts land in a ring fenced formation, all down to permanent pasture, and in good heart having been well-farmed. The land is all suitable for mowing and grazing of livestock and horses, and divided into multiple field parcels, with clusters of mature trees to the perimeters. Lying flat, the land benefits from good access from both the farmyard and off the roadside, allowing for easier maintenance. The land is productive, providing a versatile block suited to those with great agricultural prospects, and is classified as Grade 3 under the MAFF Agricultural land classification scheme. A field shelter situates within one of the paddocks nearest the farmstead.





Buildings

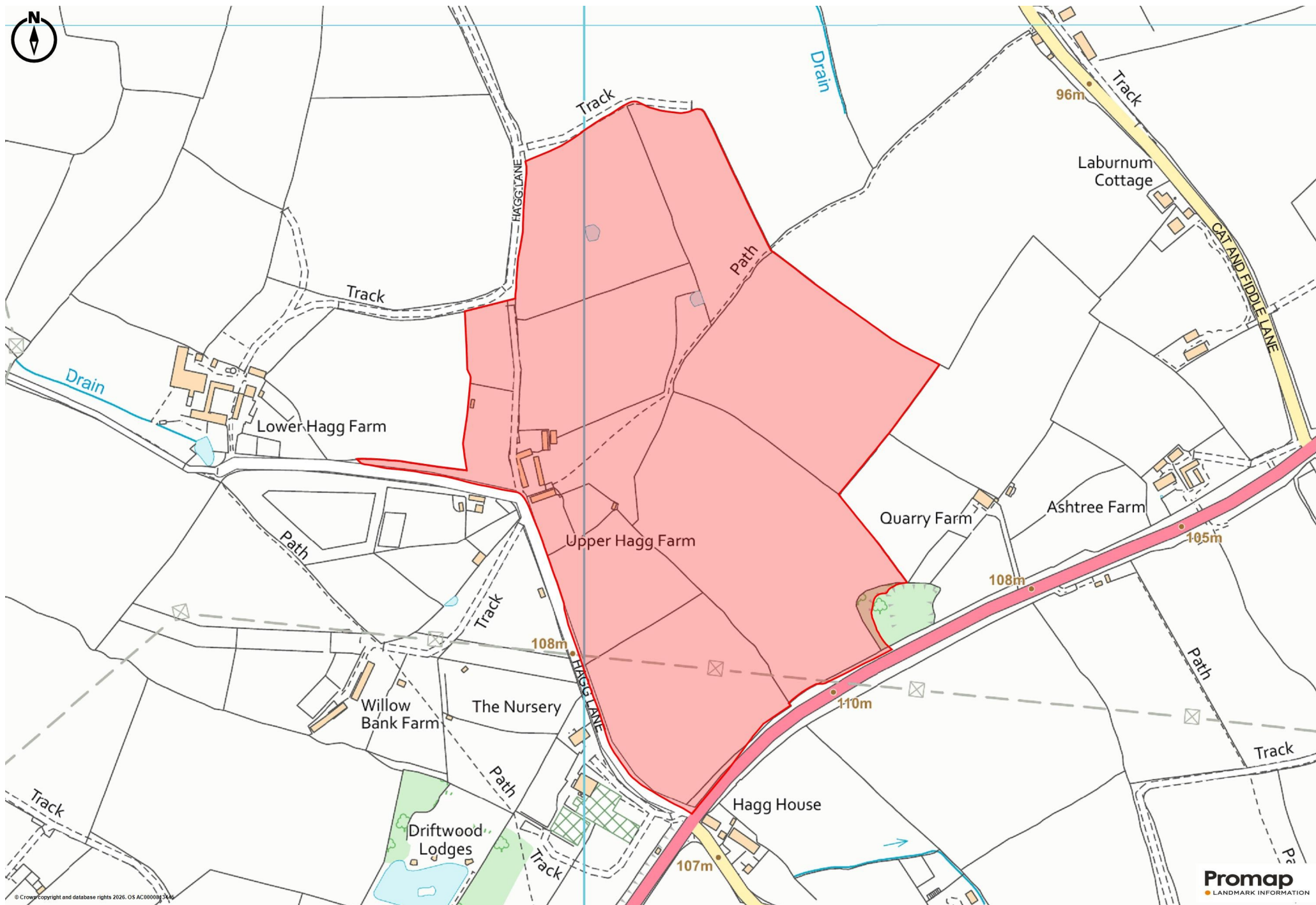
The property offers an exciting range of traditional brick-built outbuildings, situated within a courtyard to the north of the farmhouse. The buildings are currently utilised for equestrian and storage purposes, but could be adapted to a range of uses including residential conversion - subject to the necessary planning consents.

Briefly, the buildings comprise;

- Two storey brick/stone-built barn with an adjoining lean-to under a monopitch roof with a concrete floor
- Single storey brick-built barn, adjoining above, housing two stables
- L-Shaped former cow sheds. Single storey brick-built barns hosting traditional cow stalls, impressive timber beams and trusses, and loose boxes
- Single storey brick-built garage with double doors to the front, offering workshop areas
- 4 bay portal framed Dutch Barn
- 3 bay concrete framed and brick-built agricultural building

The buildings are mostly in good order, with useful yard areas surrounding, and have easy access into the adjoining field parcels. The buildings offer great spaces for those with smallholder, agricultural, equestrian and/or workshop/storage interests.







General Information

Services:

The property benefits from mains water, electricity, private drainage via a septic tank, and oil fired central heating.

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.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

Mineral, Sporting and Timber Rights:

It is understood that the mineral rights are not included within the sale. The sporting and timber rights are included 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. A footpath runs through the property, whilst a bridle path runs to the west of the buildings. There are overhead powerlines across some of the land where it is assumed the correct wayleaves are in place.

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.

Council Tax Band: E

EPC Rating: F

Local Authority:

Erewash Borough Council, Town Hall, Wharncliffe Rd, Ilkeston DE7 5RP

Method of Sale:

The property will be offered for sale by private treaty.

Viewing:

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

Agents Note; 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





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