



# Land and Buildings off Ashover Road Alton





## Land and buildings off Ashover Road

Old Tupton

Chesterfield

Derbyshire S42 6AQ



6.29 ac

A unique opportunity to purchase a pleasant block of grassland, together with a small range of modern outbuildings, extending to approximately 6.29 acres (2.55 ha). The property boasts good roadside access, in a quiet rural yet accessible location, perfectly suited to those with equestrian, smallholder and/or amenity interests.

**For Sale by Private Treaty**

**Guide Price: £260,000**



Bakewell Office - 01629 812777



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### Location:

The land and buildings are positioned in a desirable rural setting, offering far-reaching countryside views, near to the small village of Alton on the outskirts of the Peak District National Park. Nearby towns where a comprehensive range of amenities can be found include; Chesterfield (5 miles), Matlock (7 miles), and Bakewell (12.1 miles). The area is well-known for its outstanding natural beauty, with numerous scenic walks, bridleways, and outdoor activities close at hand, whilst remaining highly accessible to major road links.









**Description:**

The sale offers a great opportunity for a purchaser to acquire a manageable block of land, extending to approximately 6.29 acres, accompanied by a small collection of outbuildings.

The property presents a small range of useful, modern livestock and multi-purpose buildings briefly comprising;

- A timber-built livestock building offering two loose boxes and a hay/fodder store, with a half concrete base
- A multi-purpose outbuilding suitable for machinery/general storage
- A field shelter
- A poly tunnel
- Various poultry pens/houses

The buildings have been well-maintained and lend themselves to various uses, benefitting from a compost w/c, situated within a yard area offering parking for multiple vehicles. The property boasts planning permission for the erection of a further outbuilding.

The land is mostly all down to grass, accompanied by a portion of mature woodland along the eastern boundary. The grassland is divided into multiple paddocks, suitable for both mowing and grazing, with stockproof boundaries and good roadside access. A small portion of the grassland offers vegetable gardens and raised flower beds, perfectly suited to those who are green-fingered and seeking the country lifestyle.

The property will also appeal to those with equestrian, hobby farming, smallholder and/or amenity interests.

**Directions:**

From Chesterfield, take the A61 Derby Road heading south towards Derby. Follow the road out of the town and onto a roundabout, continue straight following Derby Road. Continue to the next roundabout and again continue straight towards Tupton. At the next roundabout, take the third exit onto Ashover Road at the Tupton Tap Public House. Follow the road out of the village, past the turning of Mill Lane on the left and Press Lane on the right and the land will be found shortly on the left hand side as indicated by our 'For Sale' board.

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**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.

There is a public footpath running through the land which is well-fenced. The neighbouring property has a right-of-way for access across the entrance.

**Timber, Sporting and Mineral Rights:**

Timber and Sporting rights included as far as they exist. Mineral rights are not included.

**Services:**

We are not aware of any mains services at the property however, there is a natural water supply present.

**Tenure and Possession:**

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

**Viewing:**

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

Please park carefully when visiting the site.

**Method of Sale:**

This property is for sale by private treaty.

**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.

**Mobile Network Coverage:**

The property has good mobile network coverage. Prospective purchasers are advised to consult the website of Ofcom (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this area.

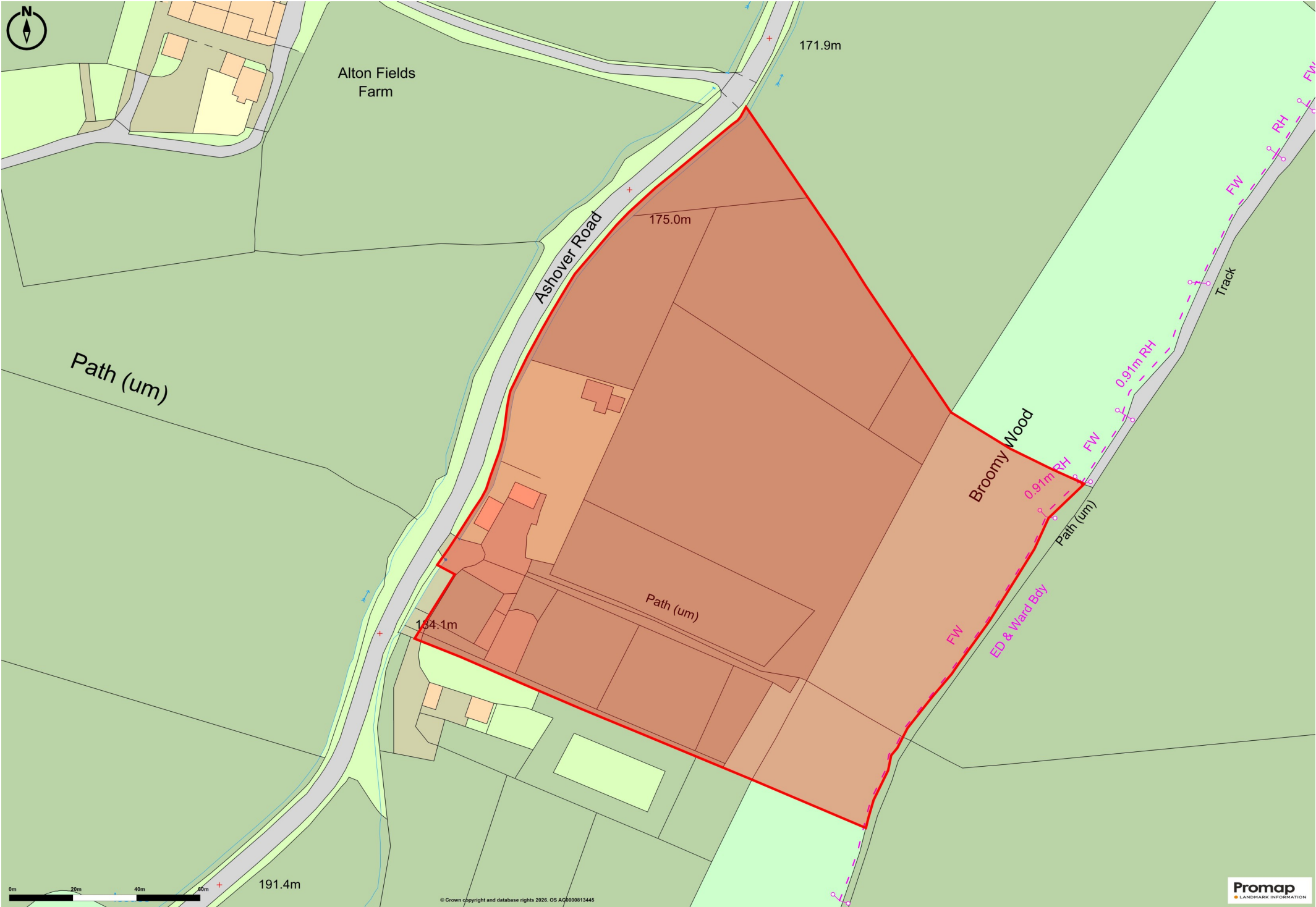
**Local Planning Authority:**

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

**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. The photographs have been taken during summer 2025 and February 2026.









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