



Greenwood Falls Farm, Huthwaite

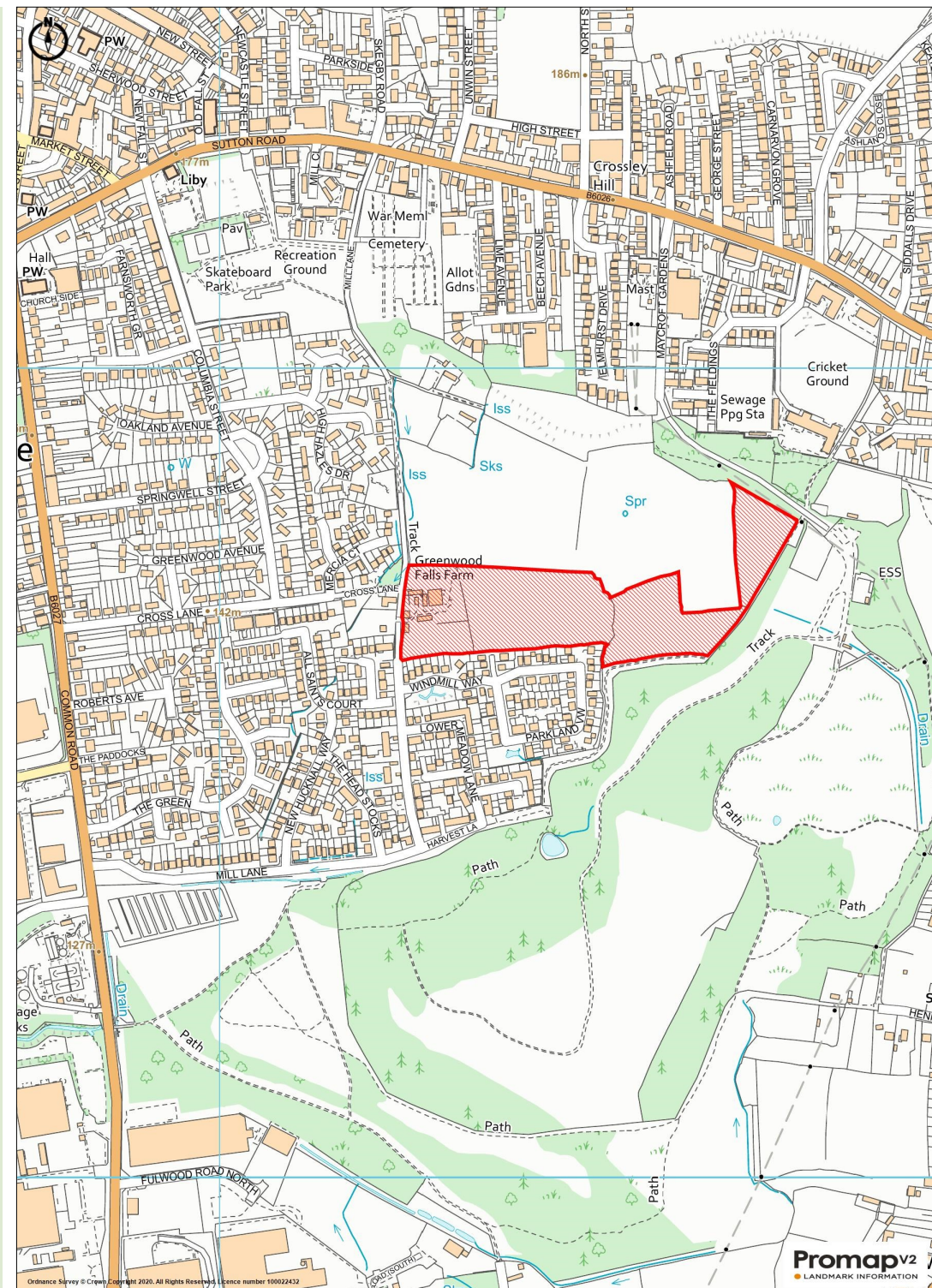
Greenwood Falls Farm, Mill Lane, Huthwaite, Sutton in Ashfield, NG17 2NJ

A fantastic opportunity to acquire approximately 10 acres of land together with a derelict farmhouse and farm buildings which has potential for demolition and redevelopment across the whole site subject to planning consent.

For Sale by Informal Tender
Closing date:
12 noon Thursday 9th February 2023

Offers Over: £650,000

All enquiries to
Ashbourne Office 01335 342201



Location

The site is located in the village of Huthwaite, Sutton in Ashfield, Nottinghamshire to the west of Mansfield, close to the Derbyshire border. The village lies approximately 2 miles from the A38 / M1 junction 28.

Directions

From J28 M1 leave and take the A38 east towards Mansfield turn left after approx. 1 mile onto B6027. Follow this road for about ½ mile turn right onto Mill Lane. Follow Mill Lane through the housing estate taking a left turn (still Mill Lane). This leads to a track with a dead end where the gateway to the farm is on the right as indicated by the Bagshaws For Sale sign.

Description

The site sits surrounded by a developed area and within the Ashfield Local Planning Authority. The local plan was withdrawn in September 2018 but the council intends the new plan to be ambitious and proactive. There are therefore possible development opportunities available in the future.

The land is all laid to grass which is overgrown and bounded by a mixture of mature hedgerow and fencing. The farmhouse, which is boarded, is constructed of brick and roofed in part slate, part pantiles. Within the close proximity of the farmhouse sits a range of farm buildings.

The farm buildings comprise of a range of mostly dilapidated sheds including one good steel portal framed building with 4 bays, part clad and roofed with metal profile sheeting.

The property can be identified by grid reference SK 474582.

Special Note—Development Prospects

Although this property could be redeveloped as a small residential farm, it lies surrounded by residential development and it is therefore, from informal enquiries, considered that all or some of the site has potential for residential development subject to obtaining the necessary consents.

Interested parties are encouraged to contact the Ashfield Local Planning Authority to make their enquiries. www.ashfield.gov.uk.



General Remarks

Tenure and Possession

The land is sold freehold with vacant possession upon completion.

Services

We believe mains water and electricity are connected however interested parties are encouraged to make their own enquiries as to the availability and suitability of such services.

Viewing

By arrangement with the Ashbourne Office of the sole agent. Tel: 01335 342201
Email: ashbourne@bagshaws.com

Please note internal inspection of the house is not possible. The buildings should be viewed with caution and entirely at the viewers own risk.

Basic Payment Scheme

Please note that the land is **not** registered with the Rural Payments Agency.

Rights of Way, Wayleaves and Easements

The land is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Timber, Mineral and Sporting Rights

All timber and sporting rights are included within the sale as far as we are aware. Mineral rights are reserved.

Dilapidations and Ingoing Valuation

There will be no ingoing valuation and neither will any allowance be made in respect of any dilapidations that there may be.

Energy Performance Certificate

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Vendors Solicitors:

Mr Richard Howard, Fidler and Pepper, 1 Low Street, Sutton in Ashfield, NG17 1DH
Tel: 01623 451111

Local Authority

Ashfield District Council, Brook Street, Sutton in Ashfield, NG17 1AL.
Tel: 01623 450 000. Email: info@ashfield.gov.uk

Method of Sale

The land and property is to be offered for sale by Informal Tender unless sold previously.

All offers should be made in writing on the specified tender form available from the selling agents and should be submitted by email to ashbourne@bagshaws.com

**All tenders to be received by
12 noon on Thursday 9th February 2023**

We would suggest that all purchasers submitting a Tender request an acknowledgement as confirmation that the Tender has been received.

The agent will not be responsible for the safe receipt of any offer that has not received an acknowledgement.

It should be noted that the vendor is not bound to accept the highest or any tender.

Money Laundering Regulations 2017

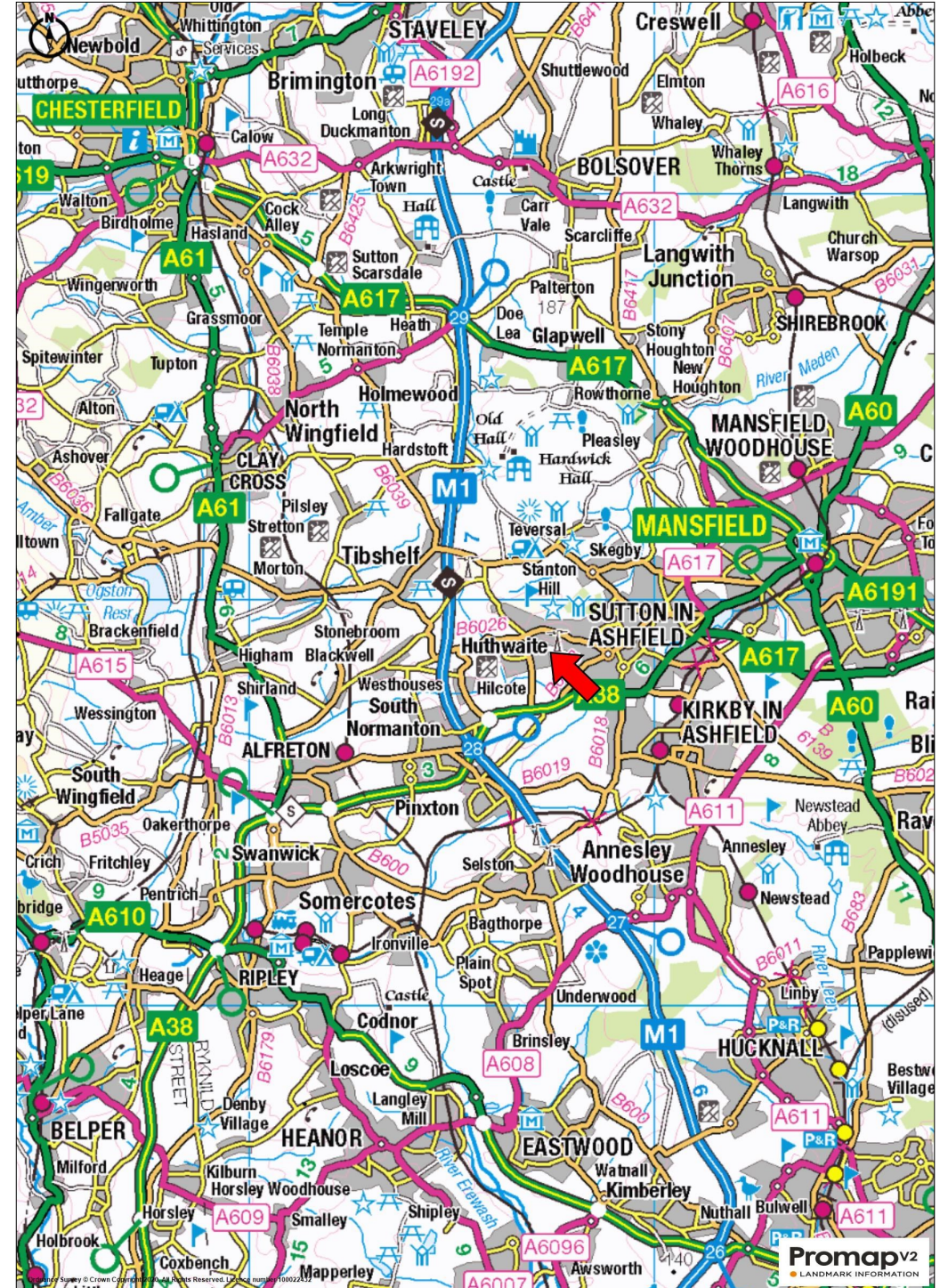
Please note that all purchasers must provide two forms of identification to comply with the Money Laundering Regulations 2017. This means that a passport or driving licence together with a utility bill for proof of address.

Areas

Please note all areas are based on computer Promap plans.

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





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Penkridge	01785 716600	Uttoxeter	01889 562811

