



Springfield Cottage Farm Kirkby in Ashfield



Springfield Cottage Farm
Manor House Court
Kirkby in Ashfield
Nottinghamshire
NG17 8LH



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20 ac

A superb opportunity to acquire a small farm with a
3 bedroomed farmhouse and a 2 bedroomed static home
together with a number of farm buildings..

The property requires modernisation but is perfectly habitable and
offers enormous potential for somebody wishing to establish a
small farm or equestrian premises in a most convenient location.

Guide Price:
£750,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Description—The House

The house is a small farm house constructed of brick and block under render and comprises of three bedrooms and a bathroom on the first floor and two reception rooms, kitchen, porch and pantry on the ground floor. It is in reasonable condition although it would benefit from updating and sits within a pleasant garden next to the farmyard.

Also included is a static caravan which provides independent further accommodation with two bedrooms, a large sitting room, kitchen and bathroom.

There are a number of buildings which include a brick built cow shed and two pig styes adjoining one end, a two bay steel framed portal framed building, a block constructed with pan tile roof barn presently containing two stables and attached to this is a two storey brick built barn with a tiled roof.

There is a further cattle shed constructed of brick and stone with a slate roof together with a number of various timber outbuildings which are in poor condition.

The Land

The land amounts to just over 20 acres in all and is laid to pasture and is set out in a number of useful sized enclosures. It is bounded by hedges and fences and appears to be in good heart, well managed and has extensive views over the distant countryside.

It is classified as Grade 3 under the MAFF Agricultural Land Classification Scheme.

General Information

Services

Mains water and electricity are connected to the property. There is LPG gas connected to the static home and two septic tanks, one serving each residence.

Tenure and Possession

The property is sold freehold with vacant possession upon completion.



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.

There is a public footpath that runs along the drive and across one of the fields and we also believe there is a right of way to the neighbouring fields through the property.

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.

Local Planning Authority

Ashfield District Council, Urban Road, Kirkby in Ashfield, Nottingham
NG17 8DA. T: 01623 450000

Council Tax Band

House Council Tax Band B

Static Caravan Council Tax Band A

Sporting, Timber and Mineral Rights

All sporting, timber and mineral rights are included within the sale as far as we are aware.

Method of Sale

The property is to be offered by private treaty

Overage Clause

An overage clause will be held over the field to the east of the farmhouse of 25% for a period of 25 years in the event of any non-agricultural development.

Vendors Solicitors

Messrs Fidler Pepper, 1 Low Street, Sutton in Ashfield, Nottinghamshire
NG17 1DH. T: 01623 451111



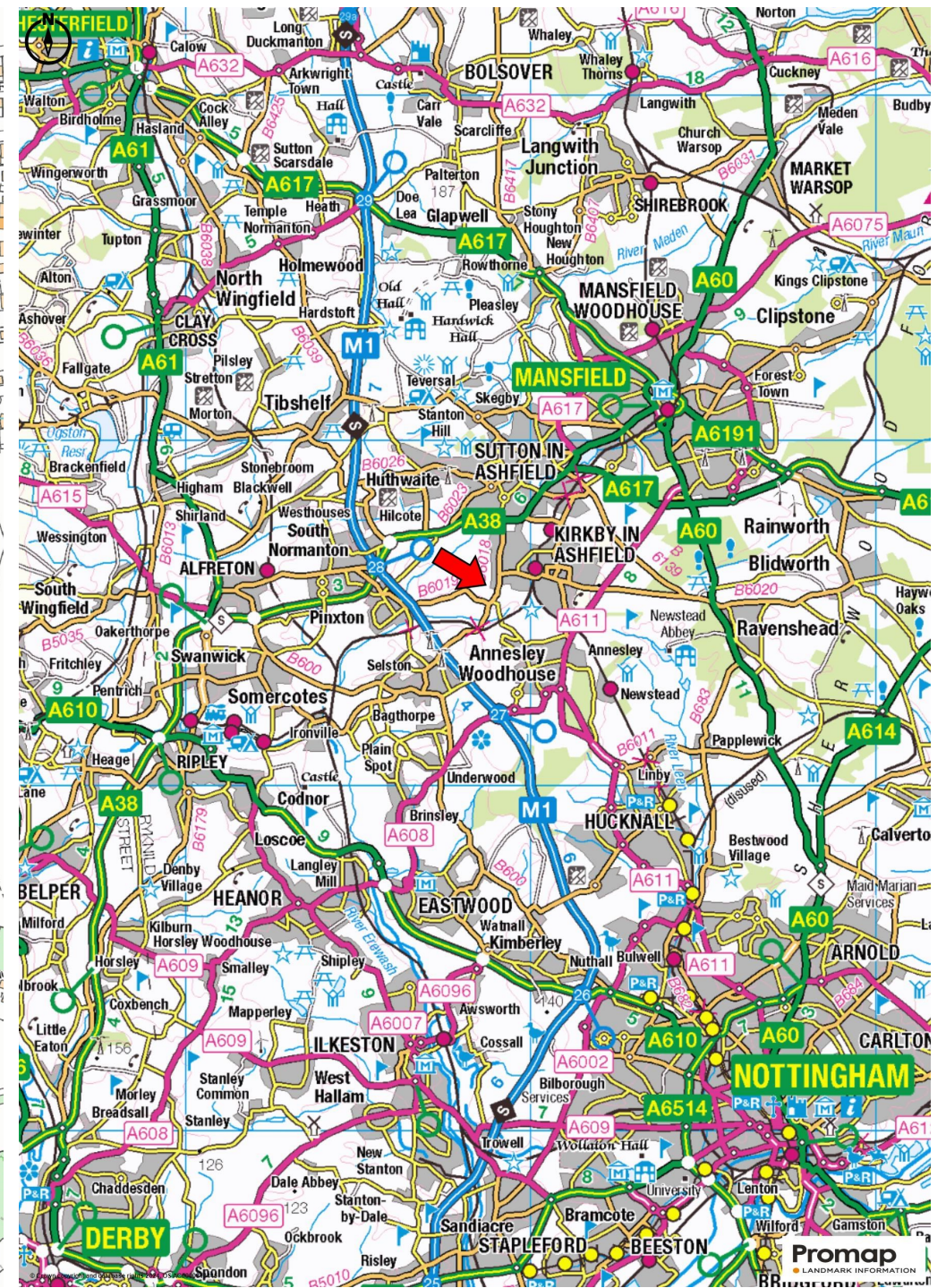
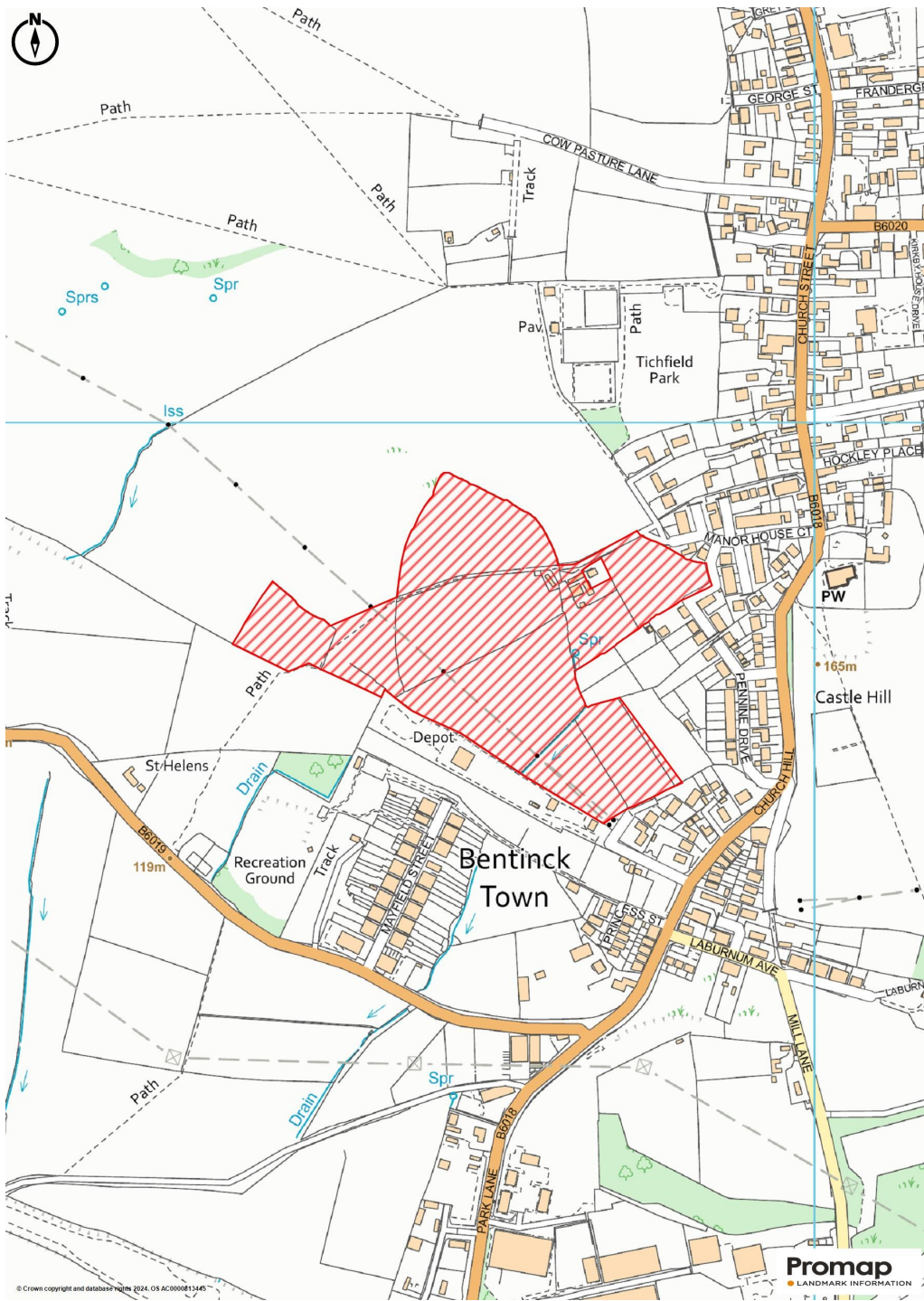
Viewings

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

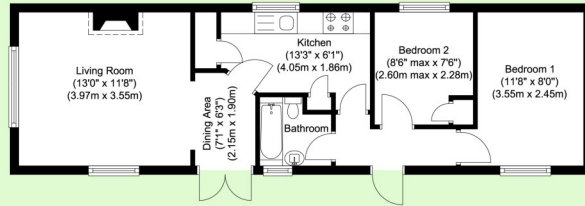
Directions

Proceed on the B6018 to Bentinck Town and opposite St Wilfred Church take Manor House Court. Continue to the end of this short road and the driveway will be seen directly in front. It will be signed with a Bagshaws For Sale Board.





Static Home



Ground Floor

First Floor



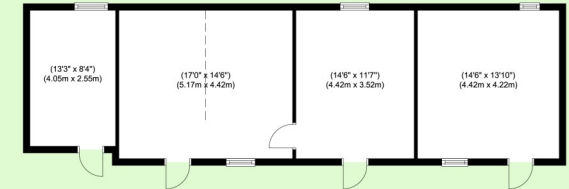
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.

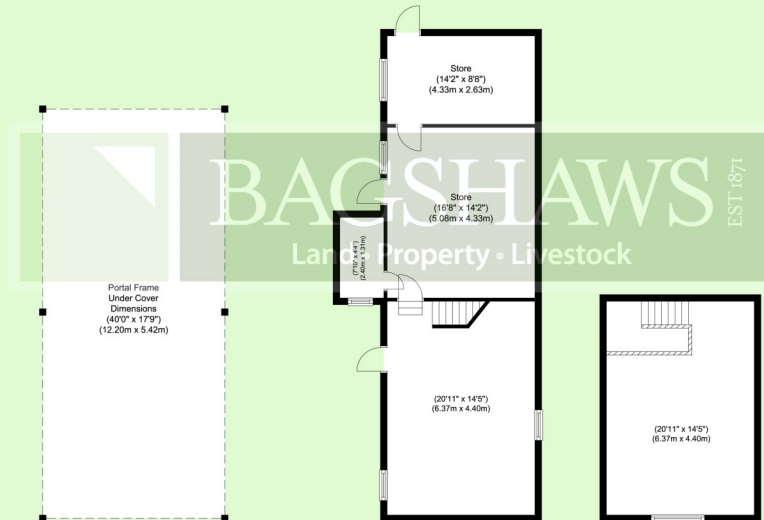
Assessments First

Stable Block



Barn Ground Floor

Barn First Floor



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Assessments First

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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