



# Manors Farm Stables Old Whittington



**Manor Farm Stables  
Church Street North  
Old Whittington Chesterfield S41 9QP**



**12.85 Ac**

We are delighted to bring to the market a beautifully presented stable yard of traditional buildings together with a large modern portal framed agricultural building, manege and 12.85 Ac (5.20 ha) of Grassland.

This property is situated in a most attractive location close to Chesterfield and it backs onto the St Bartholomew's Churchyard on a no through lane giving it a fabulous position in a quiet location yet very conveniently located for Chesterfield

**Guide Price:**

**In excess of £400,000**

**For Sale by Private Treaty**



Ashbourne Office - 01335 342201



[ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)



**Description:**

The stable yard itself is situated next to St Bartholomew's Church and is in immaculate condition with very high quality stabling and attention to detail has been made to all the stable doors and inner divisions of the loose boxes.

The yard is concreted and includes a stone mounting block and large stone trough.

The buildings comprise:

Stone and brick built building containing three stables. (Stable Block 2)

An adjoining brick and stone building with three further stables and a central passage. (Stable Block 3)

There is a further room above the aforementioned stable which is connected to water and power with a kitchen sink.

Facing those buildings is a further stone and brick constructed farm building with four stables and a modern loft above accessed internally. (Stable Block 1)

To the rear of the traditional stable yard is a large expanse of hard core storage area suitable for such uses as horse box and vehicle parking. In addition there is a floodlit manege and five bay steel portal framed building with concrete panel walls to approximately 2 metres and steel profile sheeting clad above. This modern building provides exceptionally good storage for machinery, hay and straw.

The property is situated only two miles north of Chesterfield and ten miles south east of Sheffield.

**The Land**

The land extends to 12.85 Ac (5.29 ha) and is all in grassland and divided into a number of separate enclosures bounded in part by mature hedges and trees.

Whilst the vendors are selling this exceptional stable yard which has been run as a successful livery business it is thought the one of the barns may be suitable for conversion into a dwelling subject to obtaining the necessary planning consent.

**Directions:**

From Chesterfield proceed on the A61 north until the round about signed posted Old Whittington (B6052). Proceed along this road and Church Street North will be seen on the left hand side. Proceed up this road passed the primary school and turn right at the top of the hill where there is a triangle where Church Street North splits to the left and right. Take the right hand fork and Manor Farm Stables will be found on the left hand side.

**Services:**

Mains electricity is connected to the property.

**Tenure and Possession:**

The land is sold freehold with vacant possession upon completion.

**Mineral, Sporting and Timber Rights:**

We understand that the mineral sporting and timber rights are included as far they exist.

**Viewing:**

Interested parties should contact Bagshaws Ashbourne Office on 01335 342201 or ashbourne@bagshaws.com to arrange viewings

**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.

**Areas**

All areas are based on pro map mapping software.

**Method of Sale:**

To be offered by Private Treaty.

**Vendor's Solicitors:**

Ramsdens, Oakley House, 1 Hungerford Road, Edgerton, HD3 3AL

**Local Authority:**

Chesterfield Borough Council, Town Hall, Chesterfield, S40 1LP

**Agents Notes**

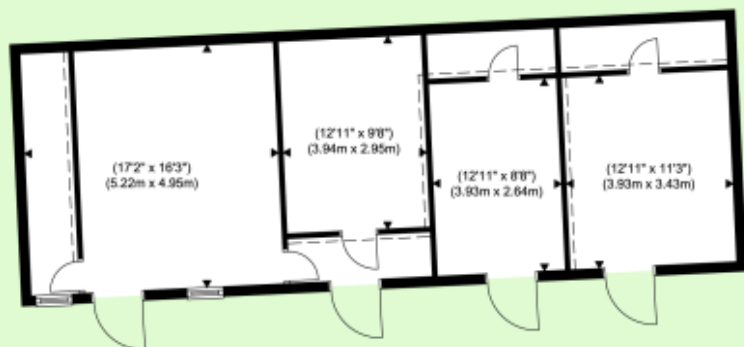
Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not 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.



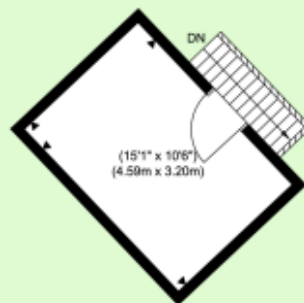




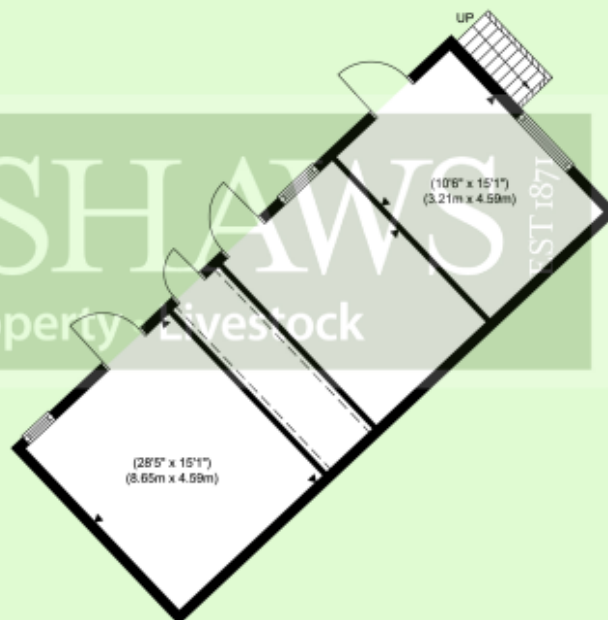
Stable Block One



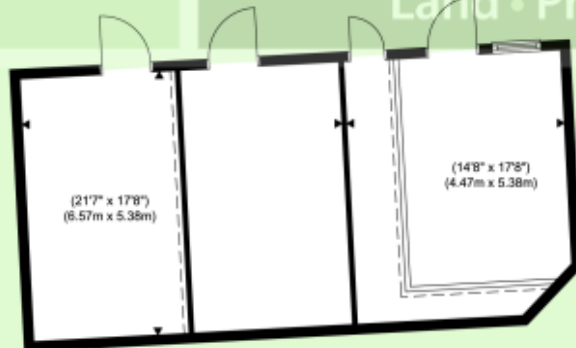
First Floor



Stable Block Three



Stable Block Two



BAGSHAW'S

Land • Property • Livestock



## Manor Farm Stables, Church Street North, Old Whittington, Chesterfield

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





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