



Lot 2 - Land at Fan Field Farm  
Workshop

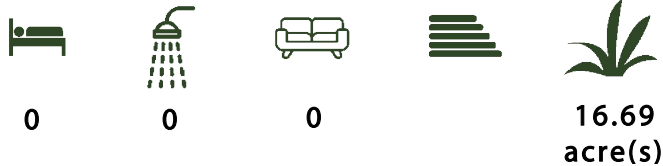




# Lot 2 - Land at Fan Field Farm

## Worksop

Nottinghamshire, S81 8BE



The land at Fan Field Farm extends in total to approximately 57.97 acres (23.40 ha) of land, available in eight lots. The lots range from 0.29 acres to 16.69 acres with guide prices from £10,000 - £135,000

## Guide Price

£135,000



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### Location

The land is situated in an accessible setting on the outskirts of the town of Worksop, yet is set in open countryside. The property lies 3.8 miles north of the village of Whitwell, 8.5 miles south of Rotherham and 11.8 miles to the south east of Sheffield city centre. There are many nearby local walks, bridleways, trails and beauty spots in the surrounding area

### Directions

From the centre of Worksop, head north on the A57 Worksop Road. At the first roundabout take the second exit, continuing on the A57. At the second roundabout take the first exit, continuing onto the A57.

Continue for about a mile then turn left onto Lindrick Dale. Follow that road to the end and turn right onto the driveway for Fan Field Farm. The long driveway displays the land on either side.

### Description

The land at Fan Field Farm offers an opportunity to a number of purchasers with agricultural, equestrian, woodland or conservation interests.

Lots 2, 3, 6 and 8 are subject to a Farm Business Tenancy(ies) that run until August 2023, if notice is served.

The land is offered as follows;

#### Lot 1: 1.59 acres (0.64 hectares)

Shown Red on the property plan

Guide Price - £20,000

Offering a small section of grassland adjacent to the railway track.

#### Lot 2: 16.69 acres (6.75 hectares)

Shown Pink on the property plan:

Guide Price - £135,000

This lot is a parcel of versatile land suited for arable cropping, or conversion to grassland and adjoining Lot 1. The land is situated next to the railway track.

#### Lot 3: 7.58 acres (3.06 hectares)

Shown Blue on the property plan

Guide Price - £70,000

This lot is currently down to grassland and suitable for mowing and grazing purposes.

#### Lot 4: 0.29 acres (0.12 hectares)

Shown Purple on the property plan

Guide Price - £10,000

A small parcel of land considered to be suited for amenity or conservation use.

#### Lot 5: 3.44 acres (1.38 hectares)

Shown Yellow on the property plan

Guide Price - £25,000

A parcel of woodland that adjoins the lane and with a variety of species.

#### Lot 6: 15.23 acres (6.15 hectares)

Shown Green on the property plan

Guide Price - £140,000

This lot has gated access from the driveway. The land is versatile in its use, for either arable cropping or grassland.

#### Lot 7: 3.36 acres (1.35 hectares)

Shown Brown on the property plan

Guide Price - £30,000

This lot is a parcel of woodland, formerly believed to be a railway line and supporting a variety of trees and wildlife.

#### Lot 8: 9.79 acres (3.95 hectares)

Shown Orange on the property plan

Guide Price - £120,000

A parcel of land currently down to arable use, but again versatile in its future uses. The land can be easily accessed off the shared driveway and has been maintained in good heart.

## 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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