



Land and Stables off Coach Road
Golden Valley, Nr Alfreton



Land and Stables off Coach Road,
Golden Valley, Alfreton,
Derbyshire, DE55 4ES



Lot 1: 3.0 ac & Lot 2: 9.21 ac

A parcel of grassland comprising three stables and a store, set within approx. 3 acres (1.21 ha) in an accessible position and a further 9.21 acres available as a separate lot, all in a semi-rural position with far reaching views.

For Sale by informal tender on 23rd August 2023 at 5pm

Guide Price:

Lot 1: £90,000

Lot 2: £180,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The land is located in an accessible semi-rural setting with views over adjoining countryside. The land is within easy reach of nearby towns and cities where amenities can be found and has excellent transport links, being 3.5 miles from Alfreton, 3 miles for Ripley and 14 miles from the city of Derby. The A610 is easily accessed which in turn gives excellent links to neighbouring towns, cities and also the A38 dual carriage way leading to the M1 Motorway at junction 28.

Directions:

From the B6016 Newlands Road, heading from Riddings, turn left onto Coach Road. Continue along Coach Road past the equestrian centre and then shortly after the next property on the right, the entrance will be found on the right hand side indicated by our for sale board.





Description:**Lot 1:**

The site offers an opportunity to acquire stables in a quiet semi-rural location. The property benefits from a timber built stable block comprising three stables/ loose boxes and the surrounding grassland extending to 3. acres. The site can be used for private use or possibly for livery.

Stables:

A timber built building, with three stables/loose boxes each measuring approx. 3.65m x 3.52m, each with a front over hang. The fronts are open, with the ability to put gates on the stables/loose boxes.

There is a hardcore entrance leading from the road to the stables, providing parking for numerous vehicles including horse transport vehicles and an area for large bale storage.

Grassland:

The land has a gentle slope towards the road and consists of multiple field paddocks with post and rail/ wire fencing with hedgerow boundaries. The land is accessed directly from the yard and entrance.

Lot 2:

There is a further 9.21 acres of grassland shown highlighted in yellow on the attached plan, which is suitable for mowing and grazing with road side access

General Information:**Services:**

There are no mains services connected. The purchaser will have the right to obtain a separate water metered supply and lay a pipe across the adjoining land and make good any damage caused. The building is wired with a battery system.

Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

Tenure and Possession:

The property is sold freehold with vacant possession granted upon completion.

Local Authority:

Amber Valley Borough Council, Town Hall, Ripley, Derbyshire, DE5 3BT.

Party Fence:

The purchase will be responsible to maintain a stock proof boundary along the southern fence .

Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars.

Viewing:

The land may be viewed at any reasonable time in day light hours, when in possession of a copy of these particulars, but please contact the Bakewell office first to register your viewing on 01629 812777.

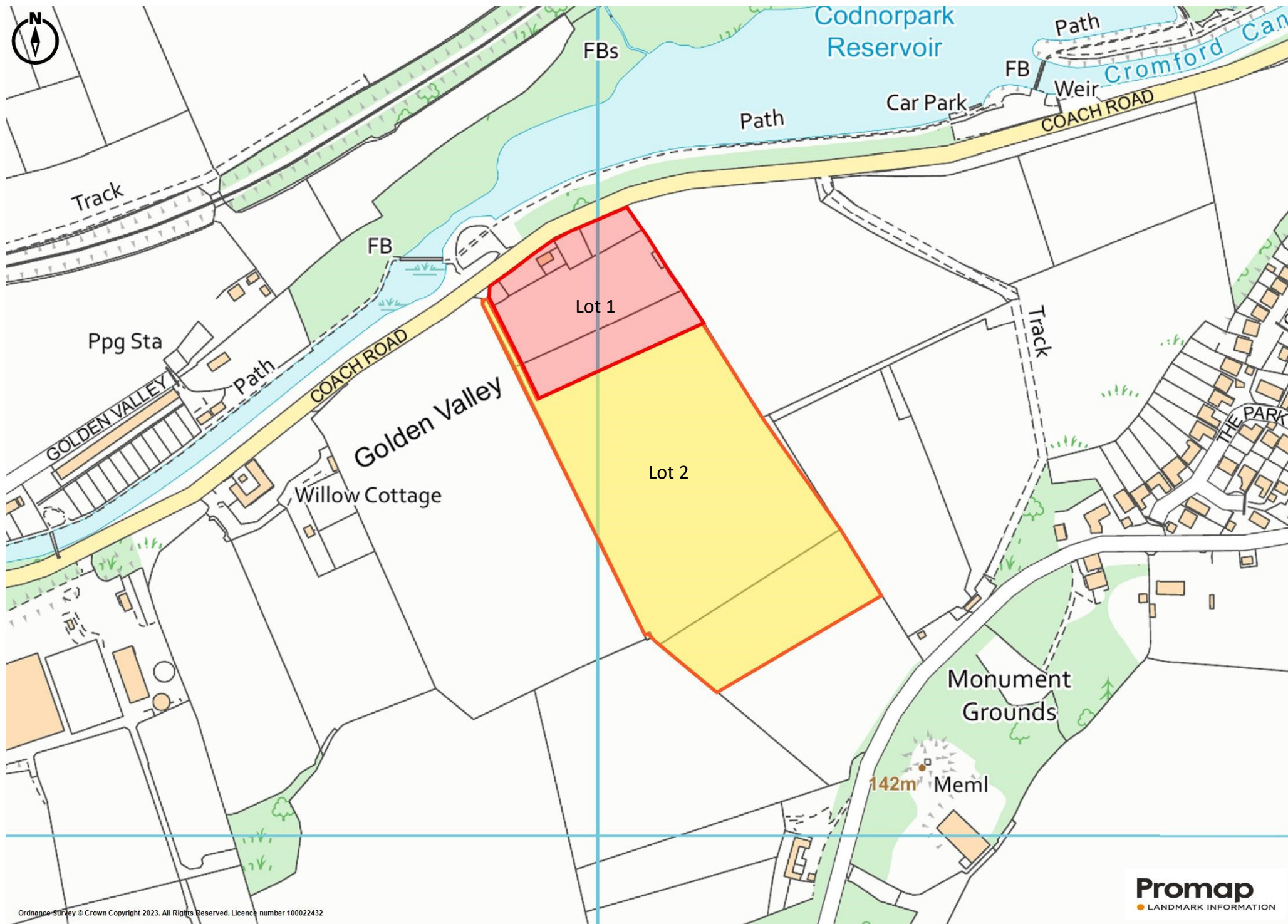
Method of Sale:

The land is offered by way of informal tender. All bids must be submitted on the tender form available from the Bakewell Office (Agricultural Business Centre, Bakewell, DE45 1AH) and must be received in the Bakewell Office by 5pm on Wednesday 23rd August 2023, in envelopes clearly marked 'Land and Stables off Coach Road Tender'.

Agents Notes

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.







Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH

T : 01629 812777

E : Bakewell@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811



RICS



CAAV

