



Glapwell Lanes Farm
Glapwell



Glapwell Lanes Farm
Glapwell Lane
Glapwell
Chesterfield
Derbyshire
S44 5PY



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An excellent versatile farm situated in an accessible rural position with far reaching panoramic views, comprising a detached grade II listed house, an extensive range of outbuildings and yard areas with potential for commercial and business uses, with adjacent land available by separate negotiation.

Guide Price:

£1,795,000



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Glapwell Lanes Farm

Description:

Glapwell Lanes Farm is a well-located, diverse farm that has an accessible rural setting. The grade II listed stone farmhouse offers spacious living accommodation over three floors, including three double bedrooms and three reception areas. Externally the property offers an extensive range of large agricultural buildings, together with a large yard area and the surrounding land extending to approx. 34.90 acres is available separately. The property also offers two buildings which are large chilled storage units, which were formerly used for egg storage. There is great potential for using these buildings as commercial units or as a livery yard and for a number of other businesses, which is rare on the market, subject to the necessary planning consents.

Location:

Glapwell Lanes Farm is situated in an accessible rural location near to the village of Glapwell. The village provides a range of basic amenities including a village shop with post office, Church, public house, doctors surgery and a garden centre with café. Schools can be found in the nearby villages of Palterton, Bolsover and Bramley Vale. The towns of Chesterfield, Mansfield and Bolsover have an extensive range of facilities including high street shops, secondary schools, supermarkets and train stations. There are many nearby local walks, bridleways, trails and beauty spots within the surrounding area, excellent for those who enjoy the outdoors and those with equestrian interests, particularly with the Stockley Trail only being a short distance away. The property is ideally located for easy access onto the A617 leading to the M1 at junction 29, between the towns of Chesterfield (7 miles) and Mansfield (5 miles) and Bolsover (3 miles to the north) and the city of Derby (16.5 miles).

The Farmhouse:

The farmhouse is grade II listed built in the early 1800's and is constructed of stone, offering spacious accommodation finished to a high standard, and with far-reaching rural views over the surrounding countryside. The stone-built farmhouse has the benefit of double glazing, together with a gas fired central heating system, many traditional features including exposed ceiling beams.

Entering the property from the side door into the utility room with fitted units and plumbing for appliances, this leads directly into the dining room with fireplace and electric fire which opens up onto the kitchen with five year old fitted units and breakfast bar with granite work surfaces and integrated appliances. There is a further inner hallway from the dining room, which leads to a large sitting room with views to the front of the house with a fireplace and electric fire. Also off the hallway is the large family bathroom, comprising a four piece suite. Additionally leading from the dining room is a generous hallway lounge with open fire, again with views to the front of the house, with the staircase leading to the first floor.

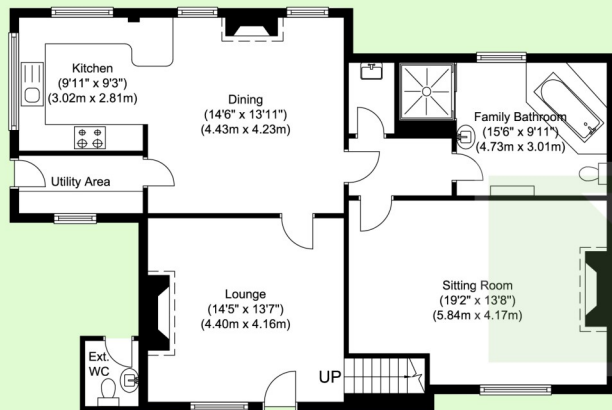
On the first floor, a galleried landing leads to three double bedrooms, with the master bedroom possessing large built in wardrobes. There is also separate WC. In addition, there are further folding ladder stairs leading to the second floor which is one large room with a window to the front, providing opportunity for further living accommodation and bedrooms subject to the necessary consents. The farmhouse offers ample space for family-living, with traditional but modern interiors and furnishing, having been well-maintained.

A lawned area to the front of the farm house with two other lawned areas, one wrapping around the brick built outhouse opposite the kitchen window and another at the bottom of the farm yard, this is more secluded, located next to building 6, with a children's play shed situated beside it

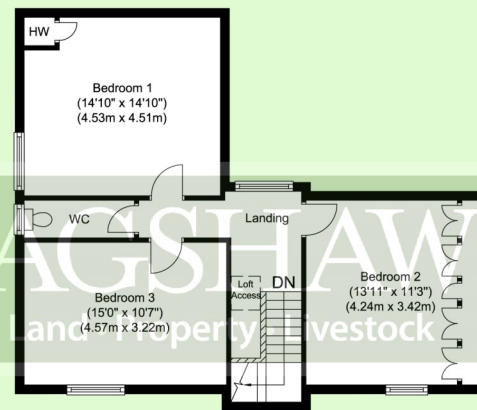




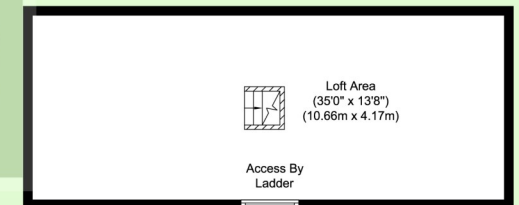
Ground Floor
Approx. Floor Area
88.60 sq. m.



First Floor
Approx. Floor Area
61.50 sq. m.



Loft Floor
Approx. Floor Area
44.45 sq. m.



Lanes Farm, Glapwell S44 5PY

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



Buildings:

There is a wide range of agricultural buildings at the property, both modern and traditional in construction, and multi-purpose in their uses all positioned around concrete yards. All buildings have electric and water to some. There is fantastic potential and opportunity to use the farm for commercial uses, as a livery yard and other business opportunities, subject to the necessary planning consents. The buildings comprise of (with the numbers corresponding with the detailed plan):

Brick Built Outhouses:

3.3m x 5.23m (17.26m²) & 3.06m x 2.39m (7.31m²)

Positioned across the yard to the house, internally split into two sections currently used for house storage. There is potential to convert into a site office or similar, subject to the necessary consents.

Garage and Workshop:

13.42m x 5.34m (71.66²)

A brick built pitched building, with concrete flooring and sheeting over, rendered to three sides, twin open vehicle doors to the front, pedestrian door to the rear. The building is positioned near to the house and is currently used as garage and workshop.

Garages and Workshops:

Total size: 25.63m x 6.9m (176.8m²)

Adjoining the rear of the house, a mono pitched stone built building, internally separated into four units, three with vehicle access doors and concrete flooring. Within one unit, is a portal cabin measuring 2.6m x 6.49m which has been used as a site office, internally separated in two rooms.

The buildings 1 and 2 were used for egg storage and thus come equipped with chilled blower units connected, please note the chiller units are in working order other than requiring a re-gas and a general service;

Building 1 - Chilled Storage Building:

22m x 11.46m (252.1m²)

A five bay steel portal framed building, with brick walls and concrete flooring with full insulation, and a insulated sliding vehicular access door to the front.



Building 2 - Second Chilled Storage Building:**10.8m x 26.66m (287.9m²)**

A six bay wooden framed building with brick built walls and sheeting over, concrete floor, fully insulated sliding door to the side.

Building 3 - General Storage Shed:**12.25m x 13.76m (168.6m²)**

Attached to the above, a three bay steel framed building, brick built walls, concrete flooring and a roller shutter door.

Building 4 - General Purpose Building:**23.56m x 11.28m (265.8m²)**

A five bay steel portal framed building, with concrete block built walls, concrete flooring, a insulated sliding door at the front.

Building 4A - General Purpose Building:**8.25m x 8.78m (72.44m²)**

Attached to Building 4, internally accessed with a insulated sliding door, a two bay steel portal framed building with brick built walls and sheeting over.

Building 5 - Grain Store:**14.3m x 29.42m (420.7m²)**

A five bay steel portal framed building, with concrete panels walls with sheeting above, concrete flooring and an electric roller shutter door and pedestrian door, both to the side.

Building 6 - Machinery Store:**27.18m x 8.72m (237m²)**

A six bay steel portal framed building, with concrete block walls and sheeting over, concrete flooring, a roller shutter vehicle door and a pedestrian door to the front.

Building 7 - General Store:**13.65m x 8.14m (111.1m²)**

Forming the second part of building 4A, a three bay brick building with sheeting over, concrete flooring and twin vehicle doors out to the bottom yard area.

Building 8 - Lean-to Storage Shed:**32m x 7.5m (240m²)**

A 7 bay mono pitched brick built building attached to building 5, with partial concrete flooring and twin vehicle doors onto the bottom yard.

Nissan Hut:

Positioned at the bottom of the yard, with potential for replacement subject to the necessary consents.

Yard:

The buildings sit upon a fully enclosed large concrete and tarmac yard with a wide entrance, large turning areas for lorries and surface water drainage, together with maintained grass areas and hedgerow boundaries.

Land—available by separate negotiation:

The agricultural land surrounds the farmstead comprising one large field all within a ring fence. The land has been in an arable rotation with a current crop of Winter Beans. The land would be suitable to be sown to grass with all being suitable for grazing and mowing purposes. There is post and wire fencing and hedgerow boundaries. Vehicular access into the land is through several field gates from Glapwell Lane and Losk Lane, with the ability to create gateways direct from the yard.

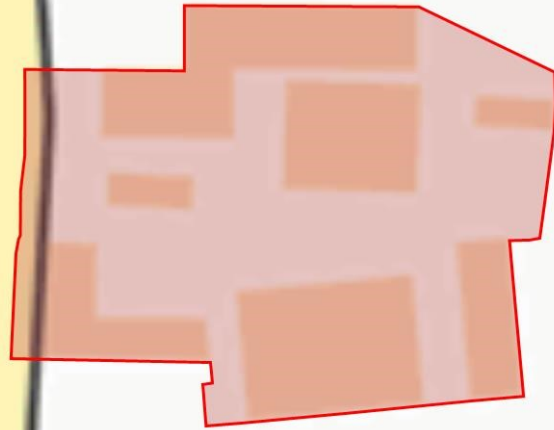
Basic Payment Scheme and Environmental Stewardship:

The land is registered with the Rural Payments Agency and the vendor has submitted a claim for the BPS 2023 scheme. The buyer must comply with cross compliance for the remainder of 2023. No entitlements are available. The land is not entered into any Stewardship schemes.





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General Information

Services:

The property has the benefit of mains electricity, gas and water with private drainage. There is a gas fired central heating boiler with a hot water tank.

Fixtures and Fittings:

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

Tenure and Possession:

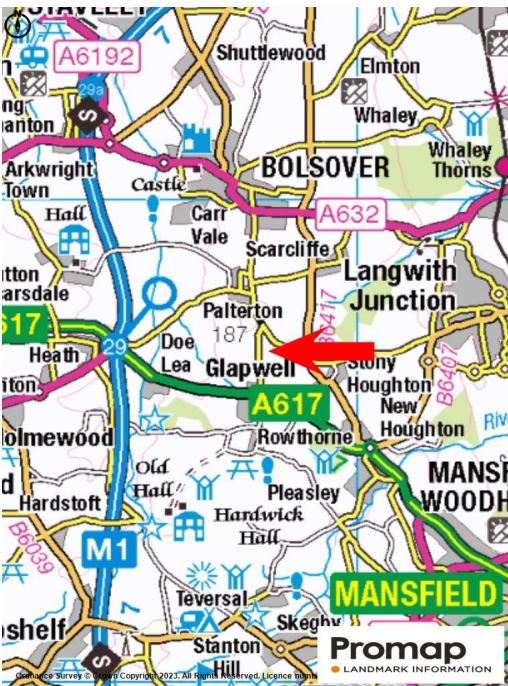
The property is sold freehold with vacant possession granted upon completion.

Sporting Rights:

It is understood that these are included in the sale as far as they exist.

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. There is an electricity pylon positioned on the land.



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.

Aerial photographs taken in 2021. Remainder in 2023.

Council Tax Band: E

EPC Rating: E

Local Authority:

Bolsover District Council, The Arc, High Street, Clowne, Chesterfield S43 4JY.

Method of Sale:

The property will be offered for sale by private treaty.

Viewing

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.



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