



Lot B

Lot A

Lot C

Land at Hasland
Chesterfield



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Chesterfield

S41 0JU



66.17ac

An opportunity to purchase 66.17 acres (26.9 ha) of agricultural land located on the outskirts of Hasland, Chesterfield. The lands adjoins residential and industrial areas, and is offered as a whole, though also available in three lots.

Guide Price:

£615,000 as a whole.

Lot A (7.14ac): £140,000 Lot B (26.57ac): £200,000 Lot C (32.46ac): £275,000



Bakewell Office - 01629 812 777



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Description:

The sale of this land offers the opportunity to purchase productive grassland on the urban fringe, some of which may offer some future development potential, as it bounds existing residential and industrial areas. The land is currently down to grass, and is in good heart, well suited to mowing and grazing, but would likely be suitable for arable rotations. In addition, part of Lot B includes woodland and amenity land fronting onto the River Rother.

In common with much of the land in the locality, the soils are classified by Soilscape (England) as being restored soils and having a loamy texture (24), and are classified as Grade 4 under the Agricultural Land Classification System.

Location:

The land is situated in a semi-rural location on the outskirts of Hasland, Chesterfield. The land is located approximately 1.07 miles from Grassmoor, 1.16 miles from Wingerworth and 1.61 miles from Chesterfield Town Centre.



Directions:

Heading out of Chesterfield on the A61 heading towards Clay Cross turn left onto Storforth Lane towards Hasland. Thereafter:

For Lots A & B

Take the first right after driving under the railway bridge, onto the road know as Ingleton Road, and take the next right to remain on that road. Continue down this road until you reach the end. Lot A is located on your left-hand side as you head south on Ingleton Road, Lot B is on the other side of the railway, over the bridge. It is possible to walk to Lot C when viewing Lots A & B.

For Lot C follow Storforth Lane until you meet a T-junction. Turn right onto the road known as 'The Green' continue this road for approximately 400 meters and then turn right onto the road signposted "122,128 & 130 The Green" just before the speed bump. Continue down this track and the land will be on the left hand side. It is possible to walk to the other Lots from Lot C.

What3Words: Lots A, B and C can be found at ///plates.frozen.stage, ///grades.cracks.drag and ///verge.hosts.gear respectively

Overage:

Lot A is sold with a development overage of 25%, that would apply to the uplift in value arising from any planning consent for non agricultural development for the period of 30 years from completion.

Services:

There are no services connected to the land.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Sporting and Timber Rights:

The rights are included in the sale as far as they exist.

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully.

Rights of Way, Wayleaves and Easements:

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

There are public footpaths that are on the northern extent of Lot A and eastern boundary of Lot C. The definitive plan is available from Derbyshire County Council and can be viewed on their website. There are some 'informal' footpaths that seem to be used, but the vendor has previously lodged a s.31(6) deposit under the Highways Act 1980.

Vehicular rights of way for the benefit of the subject properties are shown on the enclosed plan by way of a solid BROWN line.

Method of Sale:

The land is offered by Private Treaty.

The land is available in lots, though it is the vendors preference to sell as one.

Vendor's Solicitors:

Banner Jones Solicitors

Chesterfield

Contact: Ben Couch

Tel: 01246 560 560

Email: BenCouch@bannerjones.co.uk

Local Authority:

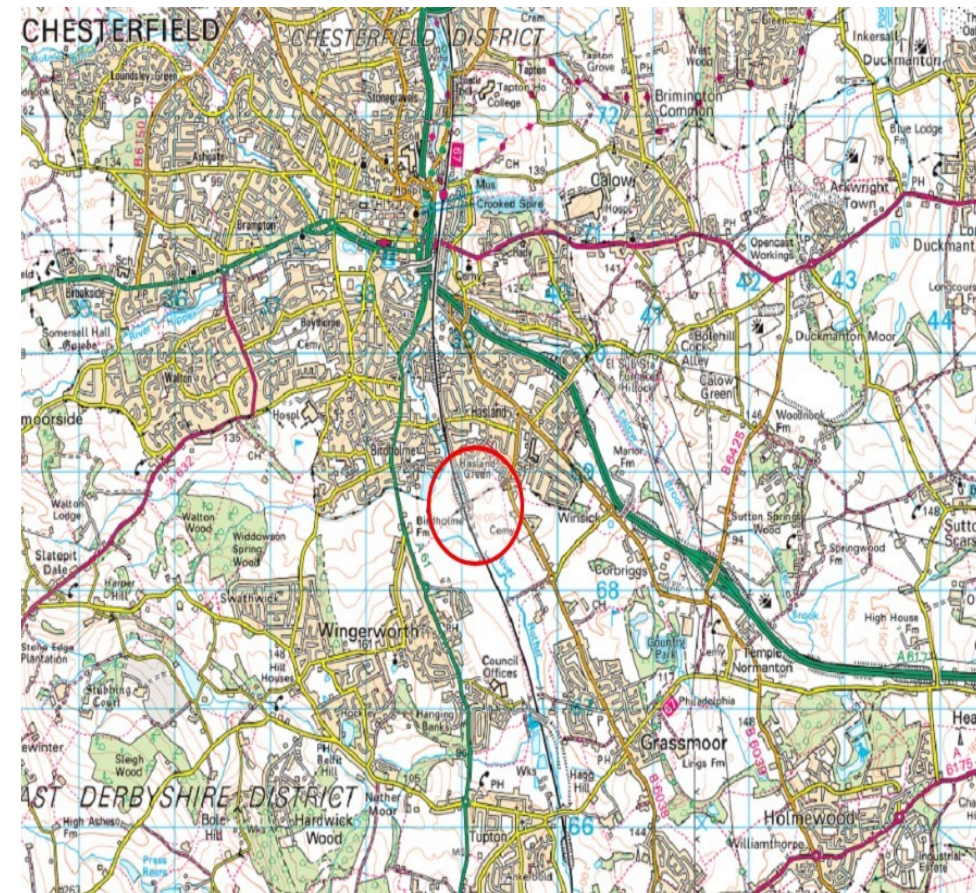
Lots A & B are within Chesterfield Borough Council

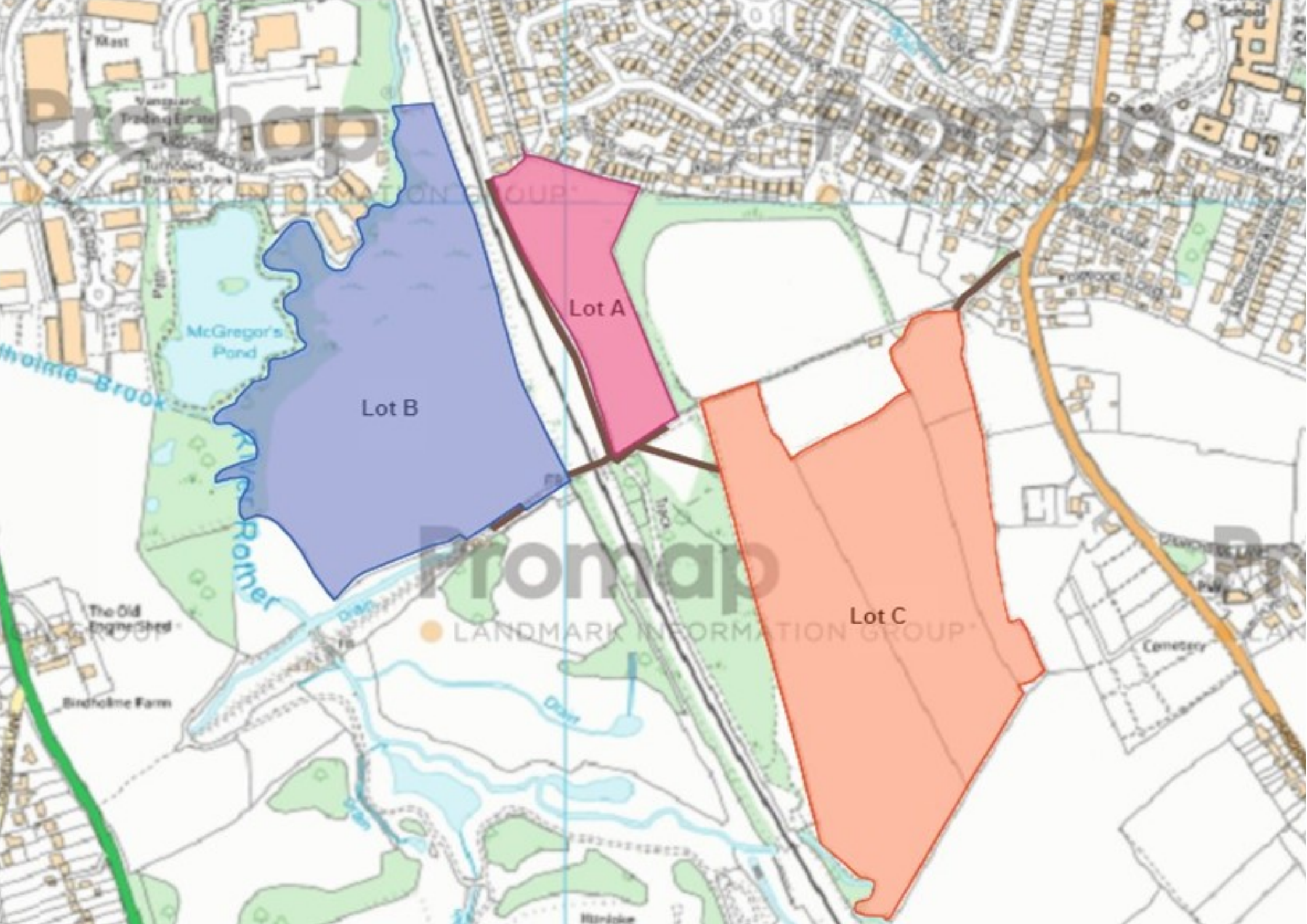
Lot C is within North East Derbyshire District Council

All of the land is within the current Green Belt designations of the respective LPA's.

Money Laundering Regulations 2017:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.





Lot A

Lot B

Lot C

frommap
LANDMARK INFORMATION GROUP





Lot C

Lot B

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