



Beeholme Farm
New Tupton, Chesterfield



Beeholme Farm
26 Queen Victoria Road
New Tupton
Chesterfield
S42 6BS



4



3



2



E



6.33 ac

A smallholding in a popular semi-rural location, extending to approximately 6.33 acres comprising a traditional four bedroom detached house which is in need of modernisation, a range of traditional outbuildings suitable for conversion (stpp), further buildings and garages together with adjoining grassland.

For Sale by Auction on the 20th May 2024 at 3pm The Agricultural Business Centre, Bakewell, DE45 1AH.

Guide Price:

£895,000



Bakewell Office - 01629 812 777



Bakewell@bagshaws.com



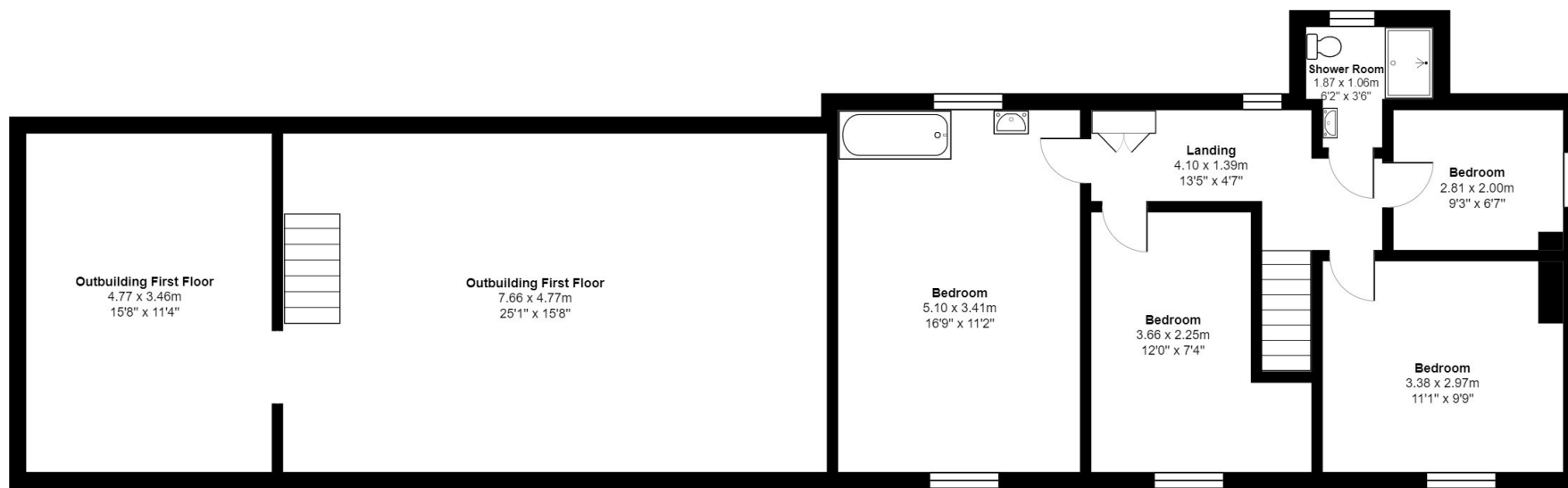
Location

The property is situated on the outskirts of the popular village of New Tupton which offers a range of amenities including primary and second schools, Church, public houses and village shops. The village is located with good access onto the A61 connecting to the nearby towns of Chesterfield (3.5 miles) and Alfreton (7.5 miles). These towns offer a wide range of amenities and facilities including supermarkets, high street shops, restaurants, further secondary schools/colleges and train stations. There are good road connections with the M1 and A38 corridor leading to the cities of Derby, Nottingham and Sheffield. The area offers many local walks, trails, outdoor activities and beauty spots. The Five Pits Trail is in close proximity, excellent for equestrian, walking and cycle enthusiasts' leading across the surrounding countryside.

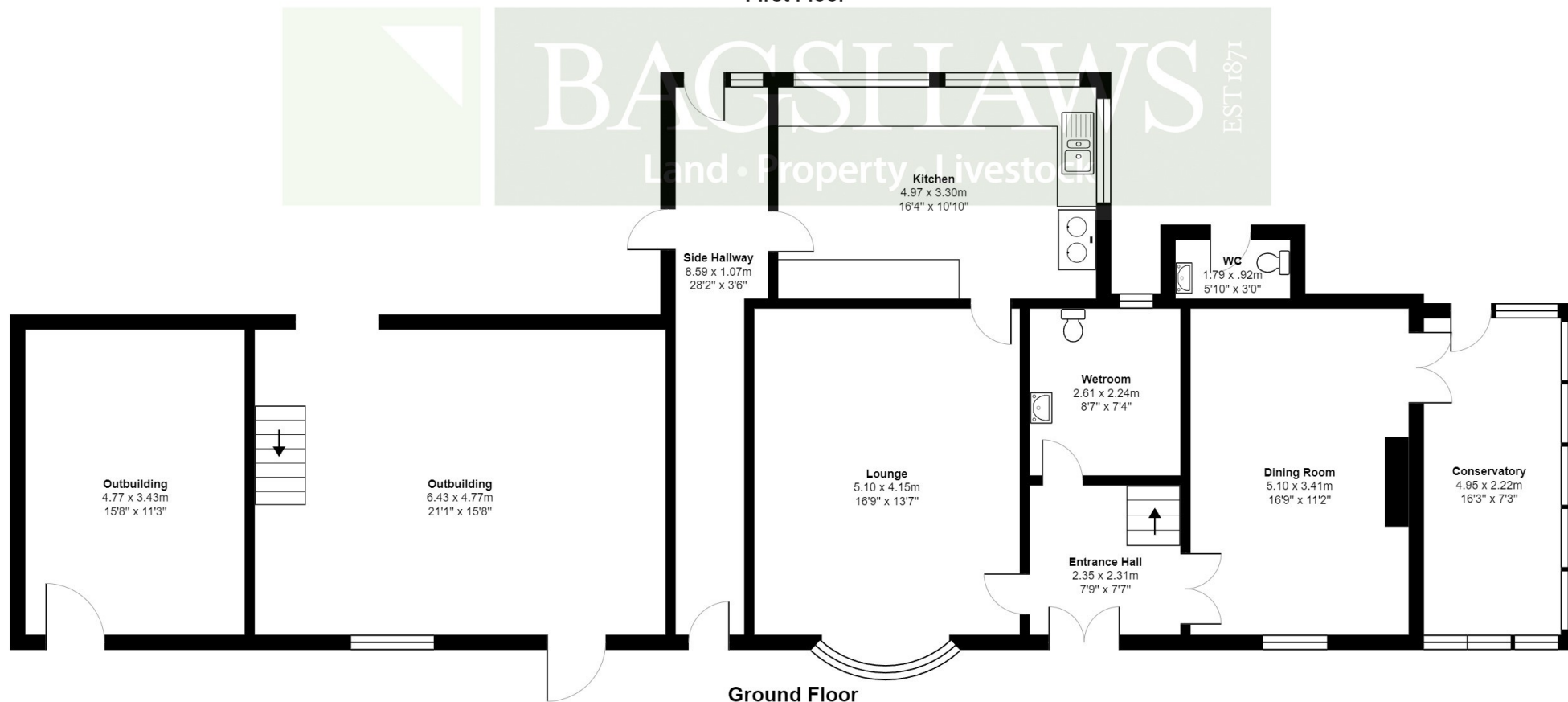
Ground Floor

Comprising an entrance hallway leading to a spacious dining room with timber panelling. There is a door into the conservatory which has views of the garden. The main lounge is off the hallway with a fireplace housing a gas fire, a window overlooking the front garden and a door into the dining kitchen. The kitchen is fitted with floor and wall units with dual aspect windows to the rear with views of the garden and rear paddocks. There is a ground floor wet room leading from the hallway with a WC and sink.





First Floor



Ground Floor

All measurements are approximate and for display purposes only

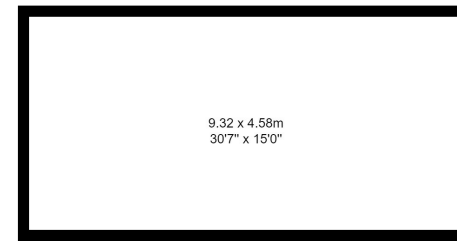


First Floor

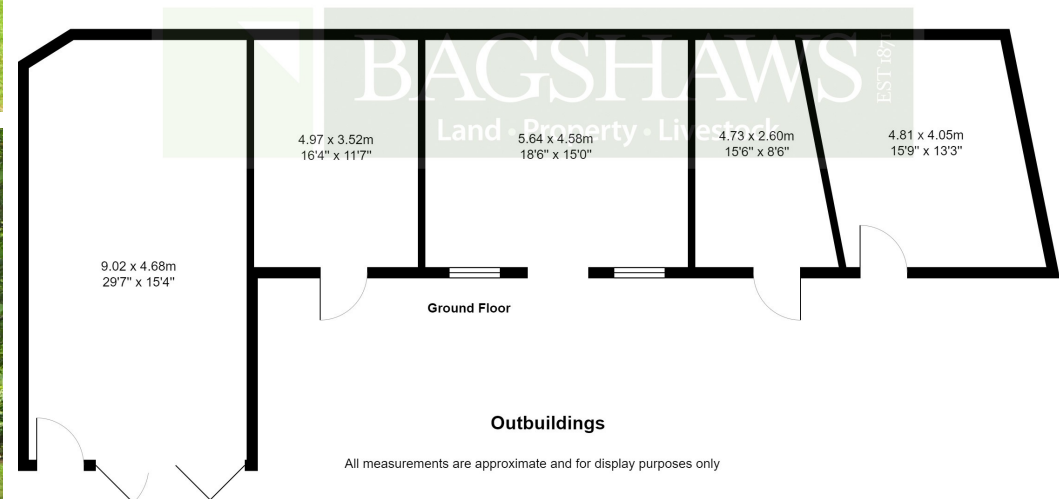
The stairs rise from the hallway giving access to four bedrooms and shower room. The master bedroom is a spacious room also with a sink and bath. The three further bedrooms provide spacious accommodation, offering alternative rural views across the neighbouring landscapes. A family wet room sits to the rear of the farmhouse and offers a basin, w.c. and walk-in shower.

Garden

The property enjoys spacious front, side and rear gardens, an orchard with a range of fruit trees, an area excellent for outside dining, benefitting from complete privacy and views over the land.



First Floor



Externally

A main driveway leading to the house and parking area. The yard provides access to the stable building and garage together with ample parking for numerous vehicles and machinery. There is a separate entrance and driveway leading from the road to the rear yard.

Buildings: There is a wide range of buildings at the property, all positioned around the hardcore yard. The buildings comprise of:

Building 1: Stone Barn attached to the House

A two storey stone barn under a tiled roof. The barn is internally separated into two sections on each floor. We understand planning permission was granted in 1976 for the conversion of the barn to extend the dwelling house, however renewed planning consent may be required to carry out the conversion.

Building 2: Stables

A traditional stone built range of stables and garage, comprising four loose boxes with doors to the front and a large workshop/garage with vehicular doors to the front. This building also has potential for conversion into accommodation, subject to the necessary planning consents.

Building 3: Workshop and Lean-to 7.08m x 10.42m

A large steel framed building with timber and concrete block walls, vehicular access doors, with power, lighting and a large rear store.

Building 4: Former Corn Store 4.09m x 6.69m

A concrete block building open fronted, a sheeted roof and concrete flooring.

Building 5: Former Livestock Building 10.87m x 7.37m

A mono pitched timber framed building with a metal sheeted roof.

Building 6: Machinery Store 18.28m x 8.69m

A four bay steel portal framed building with concrete block walls and Yorkshire boarding over, with vehicular doors to the front bays.

Building 7: Lean-to Store 18.28m x 4.73m

A four bay open fronted lean-to building.

Garages: 7.16m x 3.6m & 5.2m x 3.67m

Two mono pitched concrete block and pebble dashed garages with vehicle access doors

Land: The land is down to permanent pasture with all suitable for mowing and all for grazing purposes, all situated within a ring fence. The land is divided into a number of paddocks, with access from the yard and drive with external hedgerow boundaries and mature trees. There is a mains water supply from the yard.



General Information

Directions:

From Chesterfield, head south along the A61 Derby Road and continue out of the town. Follow the road over a roundabout and then head towards New Tupton. Continue to the next roundabout and take the first exit onto Queen Victoria Road. Follow the road continuing past the primary school on the right hand side and then North Side road, the property will be found shortly on the left hand side, identified by our 'For Sale' board.

Services:

Mains water, electricity, gas and drainage are connected. There is gas fired central heating.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. The property has a right of way over the hatched blue section to access the yard and land.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Council Tax Band – E

Basic Payment Scheme & Environmental Stewardship:

The land is currently registered with the Rural Payments Agency. No entitlements are included. The vendor has made a claim for 2023 scheme year and the buyer will comply with cross compliance rules until the end of the 2023. There are no Environmental schemes on the land.

Overage Clause:

The property will be subject to an overage of 25% upon any uplift in value arising from any non-agricultural or equestrian planning consents for a period of 25 years from the completion date.

Local Authority: North East Derbyshire District Council.

Solicitors

Glenn McClenaghan, Lovedays Solicitors, Sherwood House, 1 Snitterton Road, Matlock, DE4 3LZ, glenn@lovedays-solicitors.co.uk, Tel: 01629 582308

EPC – Band E

Method of Sale:

The property is for sale by public auction on the 20th May 2024 at 3pm held at The Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH.

Deposits & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 42 days thereafter, unless stated otherwise at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. VAT) payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. VAT). Please contact the auctioneers for further details.

Conditions of Sale:

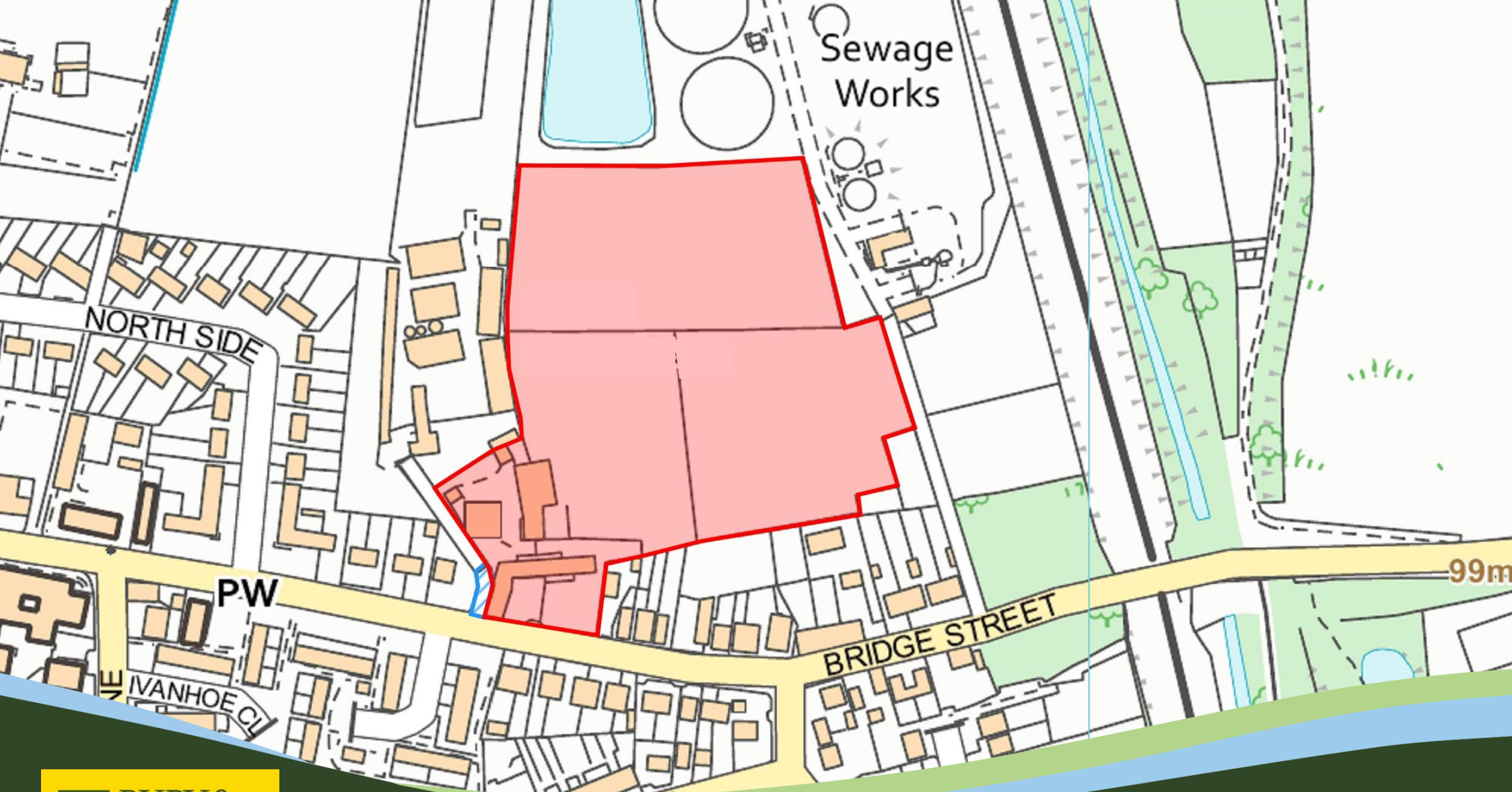
The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Money Laundering Regulations 2017

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

Agents Note:

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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