



Land and Stables off Rotherham Road
Stony Houghton



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Stony Houghton

Mansfield

NG19 8TR



2.24ac

An opportunity to purchase a block of grassland , measuring approximately 2.24 acres, together with a stable block offering 4 loose boxes in an accessible location, suiting those with equestrian and/or hobby farming interests.

For sale by Public Auction at 3pm on 22nd July 2024 at

The Agricultural Business Centre, Bakewell DE45 1AH

Auction Guide Price: £85,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Description:

An exciting opportunity to acquire a block of grassland, internally divided into multiple paddocks, and totalling approximately 2.24 acres (0.91 hectares). The grassland is suitable for both mowing and grazing of all livestock and/or horses, bounded by mature hedgerows and post and rail fencing. The brick-built stable block offers three loose boxes, whilst a timber-built stable locates adjacent offering a further stall, whilst the buildings offer much flexibility in their uses and suitability. Access to the property is via a right of way granted across a private lane off Rotherham Road.

Location:

The property is situated in the rural hamlet of Stony Houghton, nearby to the popular village of Glapwell (1.6 miles) where a range of basic amenities can be found. Further nearby towns and villages include; Bolsover (3.1 miles), Mansfield (4.7 miles), and Chesterfield (8.9 miles). The property boasts easy accessibility and good road links.



Directions:

From the centre of Mansfield head northwest on Chesterfield Road A617. At the traffic lights go straight over onto the A6191 and continue on the road, out of town for approx. 1.9 miles. At the roundabout, take the third exit onto Rotherham Road B6417 and follow for approx. 1.0 miles. The property can be found on the right-hand side, turn right onto a private road, indicated by our For Sale board.

Services:

There are no services available at the property.

Tenure and Possession:

The land is sold freehold, with vacant possession upon completion.

Overage Clause:

There is an uplift clause of 25% with a remaining terms of 7 years for any development outside agriculture or equestrian development. The land will also be subject to an overage of 20% upon any uplift in value arising from any development outside agricultural or planning consent from being granted for development for a period of 20 years from the completion date.

Sporting and Timber Rights:

Included as far as they exist.

Viewing:

Please contact the Bakewell office to arrange a viewing. Please park carefully and considerately.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. The purchaser is granted a right of way for access along the lane marked brown in the attached plan.

Method of Sale:

The land is offered by Public Auction at 3.00pm on Monday 22nd July 2024 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

Harrop White & Dawson, 9, 11 Albert Street, Mansfield NG18 1EA

Local Authority:

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

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.

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 28 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.

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.





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