



Land and buildings off School Lane
Wadshelf



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Wadshelf

Chesterfield

Derbyshire S42 7BY



8.82ac

A rare opportunity to obtain a range of traditional buildings with adjoining grassland paddocks, extending to a total of 8.82 acres (3.57 hectares, located on the edge of a popular village with far reaching rural views. The property benefits from planning permission to erect improved stabling, perfect for those with equestrian and/or agricultural interests.

Guide Price: £175,000



Bakewell Office - 01629 812777



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Location:

The property is situated on the outskirts of the village of Wadshelf, surrounded by open countryside and having good road network links to the nearby villages and market town of Chesterfield, and only half a mile off the A619. The land is 5 miles to the west of Chesterfield and 8 miles to the east of Bakewell.

Description:

Located on the outskirts of the pleasant village of Wadshelf, this property offers the perfect package for those with equestrian, agricultural or smallholder interests, with good roadside access. The land extends to approximately 8.82 acres (3.57 hectares), all down to permanent pasture and internally divided into various good-sized paddocks, with stockproof boundaries of both dry stone walling and post and wire fencing. The land is suitable for both mowing and grazing, with a small area of a former quarry to the eastern boundary, and mains water is available.



The buildings on offer are all traditional in construction, comprising;

- **General store (8.1m x 4.78m)** a two storey concrete block and rendered building with pedestrian access to the front, currently utilised as a workshop with a concrete floor. Solar panels locate on the roof with a battery system for lighting.
- **Lean-to (3m x 3m)** a two storey stone-built building adjoining the side of the general store, with pedestrian access and concrete flooring.
- **Stone Field Barn (4.3m x 3.9m)** located within the middle field, a stone-built and timber framed building under a sheeted roof, open to the front offering shelter and storage space.

Each of the buildings could provide stabling/housing for livestock currently, however there is planning permission to erect improved stabling should one prefer.

Planning permission:

There is planning permission upon the site for the demolition of an existing building and construction of a new stable building comprising three stables along with the provision of an access track (amended plans) Ref; 24/00084/FL. Conditionally approved from June 2024. All copies are available upon request, or via the Local Planning Authority website.

Services:

Mains water is connected to all three fields.

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. There is a public footpath running through the eastern field only.

Tenure and Possession:

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

Sporting and Timber Rights:

We understand the sporting and timber rights are not included with the sale.

Method of Sale:

This property is to be sold by private treaty.

Viewing:

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

Vendor's Solicitors:

Jackson Quinn Solicitors, 11 Watson Road, Worksop, S80 2BA c/o Dave Woodhead

Local Authority:

North East Derbyshire District Council, 2013 Mill Lane, Wingerworth, Chesterfield, Derbyshire S42 6NG

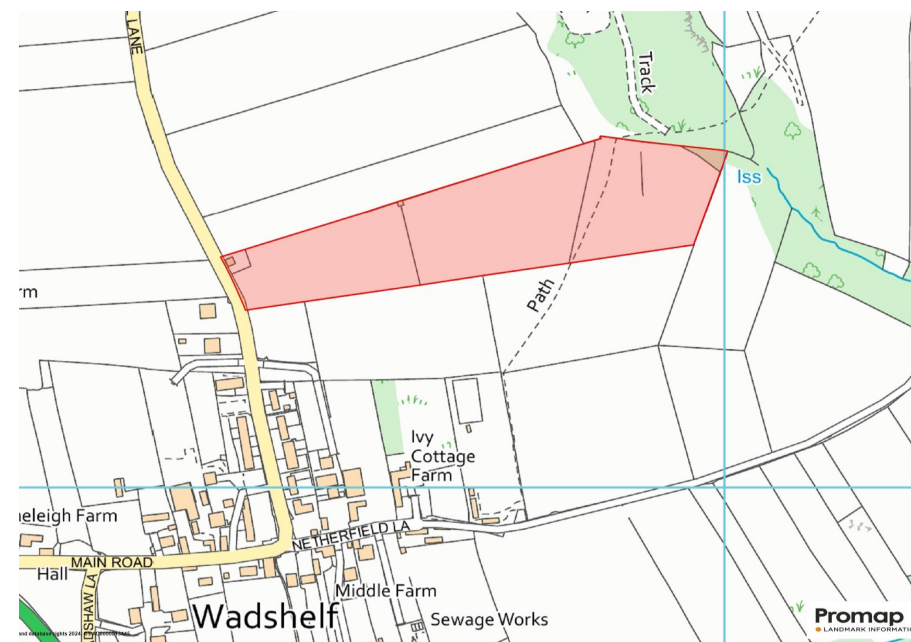
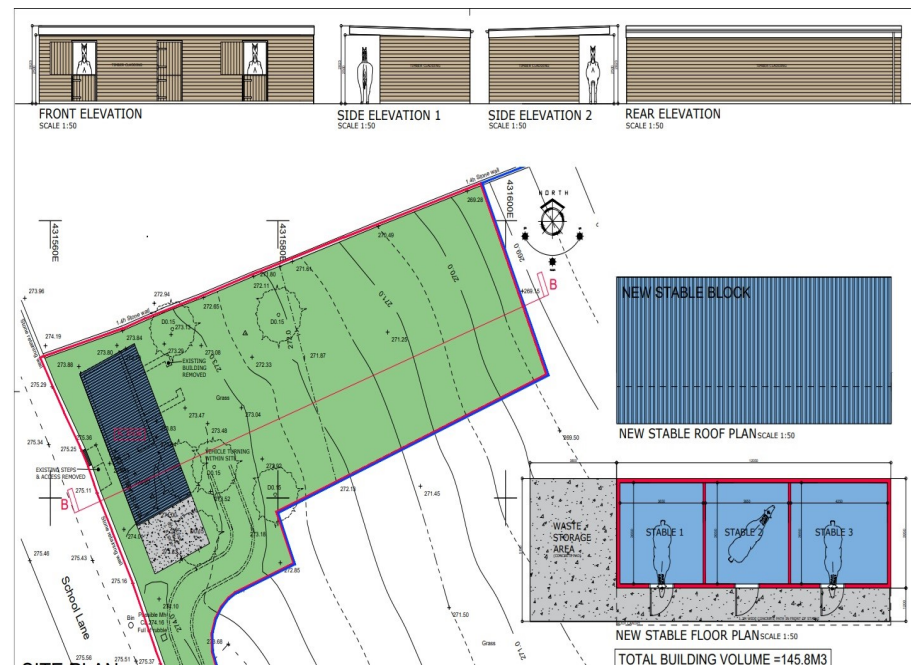
Directions:

From Chesterfield town centre, head west along the A619 and follow the road which merges into Chatsworth Road over a number of roundabouts. Continue out of the town and up the dual carriageway and turn right into the village of Wadshelf. Continue through the village and around the sharp left hand bend onto School Lane and the land will be on your right hand side, as indicated by our second 'For Sale' board.

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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