



# Arable land off The Wheel Ecclesfield



# Arable land off The Wheel

Ecclesfield

Sheffield

S35 9XZ



54.75 ac

Offering a wonderful rare opportunity to purchase an attractive parcel of productive land extending to 54.75 acres (22.15 ha) with good roadside access.

**Guide Price: £465,000**



Bakewell Office - 01629 812777



[bakewell@bagshaws.com](mailto:bakewell@bagshaws.com)

## Location:

The land is situated close to the urban fringe of Sheffield located in the village of Ecclesfield, which is located approximately 1.2 miles south east of the property. The land is situated approximately 5.5 miles away from the city of Sheffield, and in close proximity to major network links such as the M1.

## Directions:

Heading from Sheffield city centre head North along the A61 towards Hillsborough continue along this road for approximately 4 miles then turn right on to Wheel lane for approximately 700 yards and the land will lie on the left hand side of The Wheel as indicated by our 'For Sale' board.



**Description:**

Shown edged RED on the plan, the sale of the land offers the opportunity to purchase an attractive and productive block of arable land which is split in to four separate field parcels the sale also includes two distinctive parcels of woodland, with one parcel extending down to the river. The land extends to approximately 54.75 acres (22.15 ha), the majority of the land is subject to a typical arable rotation which includes beans and winter wheat. However, it is assumed that the land will be sold free from any growing crops upon completion of the land. The property offers various vehicular access points along the adopted highways known as The Wheel and Priory Road.

The land is classified as Grade 3 under the Agricultural Land Classification system and is classified as Slowly permeable seasonally wet acid loamy and clayey soils under the Soilscape (England) classification.

**Viewings:**

The properties may be viewed at any reasonable time within daylight hours, when in possession of a copy of these particulars.

**Solicitors:**

Wrigleys Solicitors LLP, Derwent House , 150 Arundel Gate  
Sheffield City Centre, Sheffield , S1 2FN  
Tel: 0114 2675588

**Overage:**

The property is sold with a development overage of 25% that would arise in any uplift in value from any non-agricultural planning consents for the period of 25 years.

**Services:**

No mains services are connected.

**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 defined in these particulars. We understand that there is a public footpath that crosses parts of the land.

**Tenure and Possession:**

This property is being sold freehold, with vacant possession granted upon completion.

**Timber and Sporting Rights:**

Included as far as they exist.

**Local Authority:**

Sheffield City Council, Town Hall, Pinstone Street  
Sheffield, S1 2HH

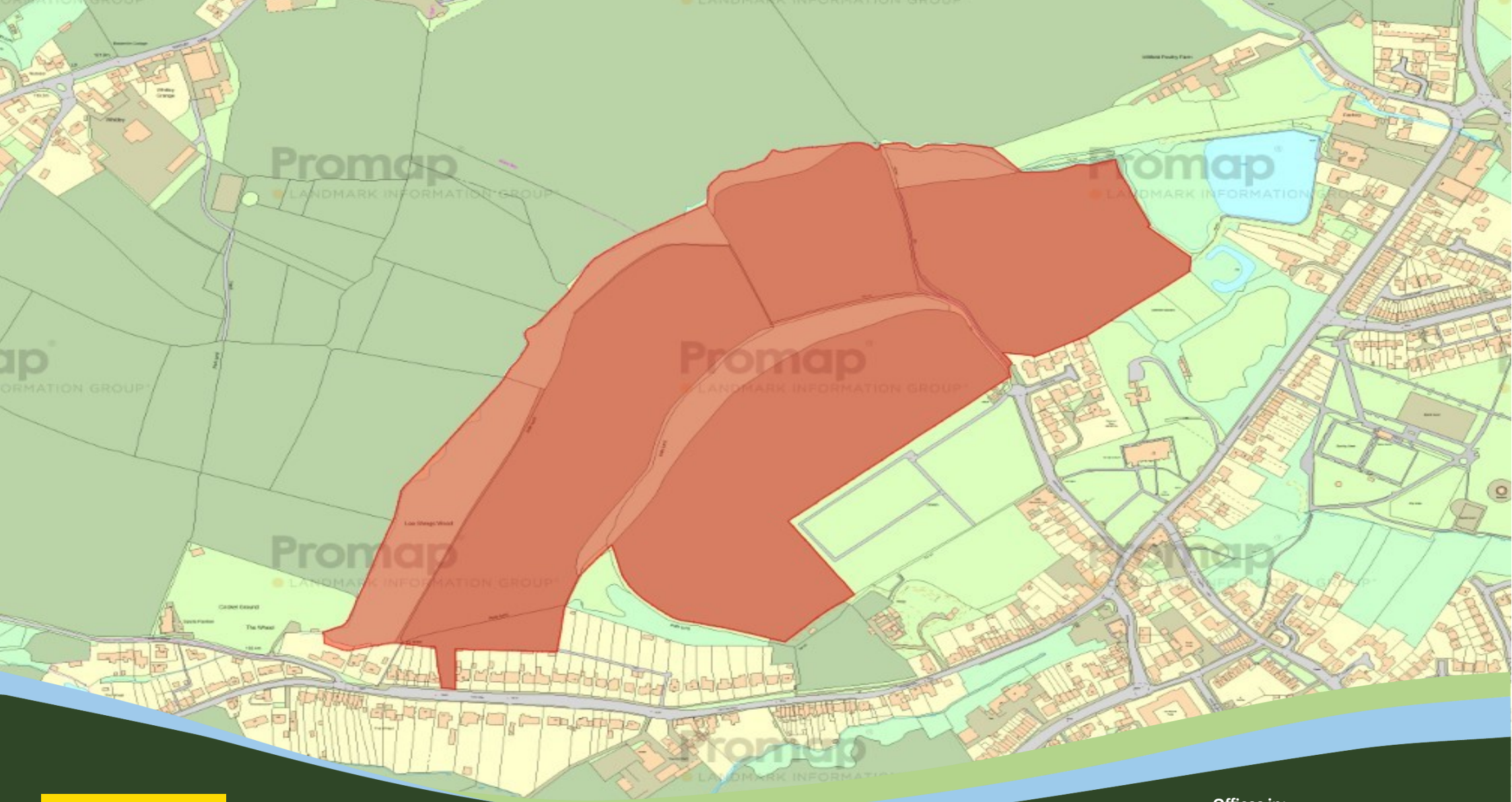
**Method of Sale:**

This property is to be sold by Private Treaty, leading to best and finals if required.

**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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