



# Netherpark Farm

Alderwasley, Belper



**Netherpark Farm**  
Jackass Lane  
Alderwasley  
Belper  
Derbyshire, DE56 2RE



<b>Lot A</b>	<b>Lot AA</b>	<b>Lot B</b>	<b>Lot C</b>	<b>Lot D</b>	<b>Lot E</b>
<b>10.12 ac</b>	<b>16.70 ac</b>	<b>26.84 ac</b>	<b>13.66 ac</b>	<b>4.45 ac</b>	<b>8.26 ac</b>

An exciting opportunity to acquire an attractive, characterful farmhouse in need of modernisation, a range of modern and traditional agricultural buildings boasting conversion potential (subject to planning consent), and various parcels of grass and woodland all extending to a total of 80.03 acres. The property is offered in six lots, suiting those with agricultural, equestrian, smallholder, development and/or investment interests.

The property is located in a sought-after area, with far-reaching views across the Derbyshire countryside, and is within close proximity of popular towns.

**For Sale by Public Auction at 3pm on 18<sup>th</sup> November  
2024 at The Agricultural Business Centre,  
Bakewell, DE45 1AH**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





# Netherpark Farm

## Location:

Netherpark Farm is located in a secluded, peaceful position surrounded by rolling Derbyshire countryside and offering picturesque, rural views across the adjoining grass and woodland. Whilst being rural, the property offers good commuter links to Derby, Nottingham, Chesterfield and Sheffield. Popular nearby villages and towns provide a wide range of amenities including Wirksworth to the west (2.2 miles), Belper to the south (6.2 miles), Matlock to the north (6.8 miles), and Alfreton to the east (10.8 miles). The property sits just a stones throw from the Peak District National Park, benefitting from an array of local walks, bridleways, trails and beauty spots.

## Description:

The sale of Netherpark Farm offers an imposing, traditional farmhouse with accommodation across two floors in need of complete internal modernisation, in a stunning rural location, alongside a range of traditional and modern agricultural buildings presenting much opportunity (subject to all the necessary planning consents), set within grass and woodland extending to a total of 80.03 acres (32.39 hectares). The property is in a highly desirable location and properties such as this rarely become available on the open market, suiting those with agricultural, equestrian, development and/or investment interests.

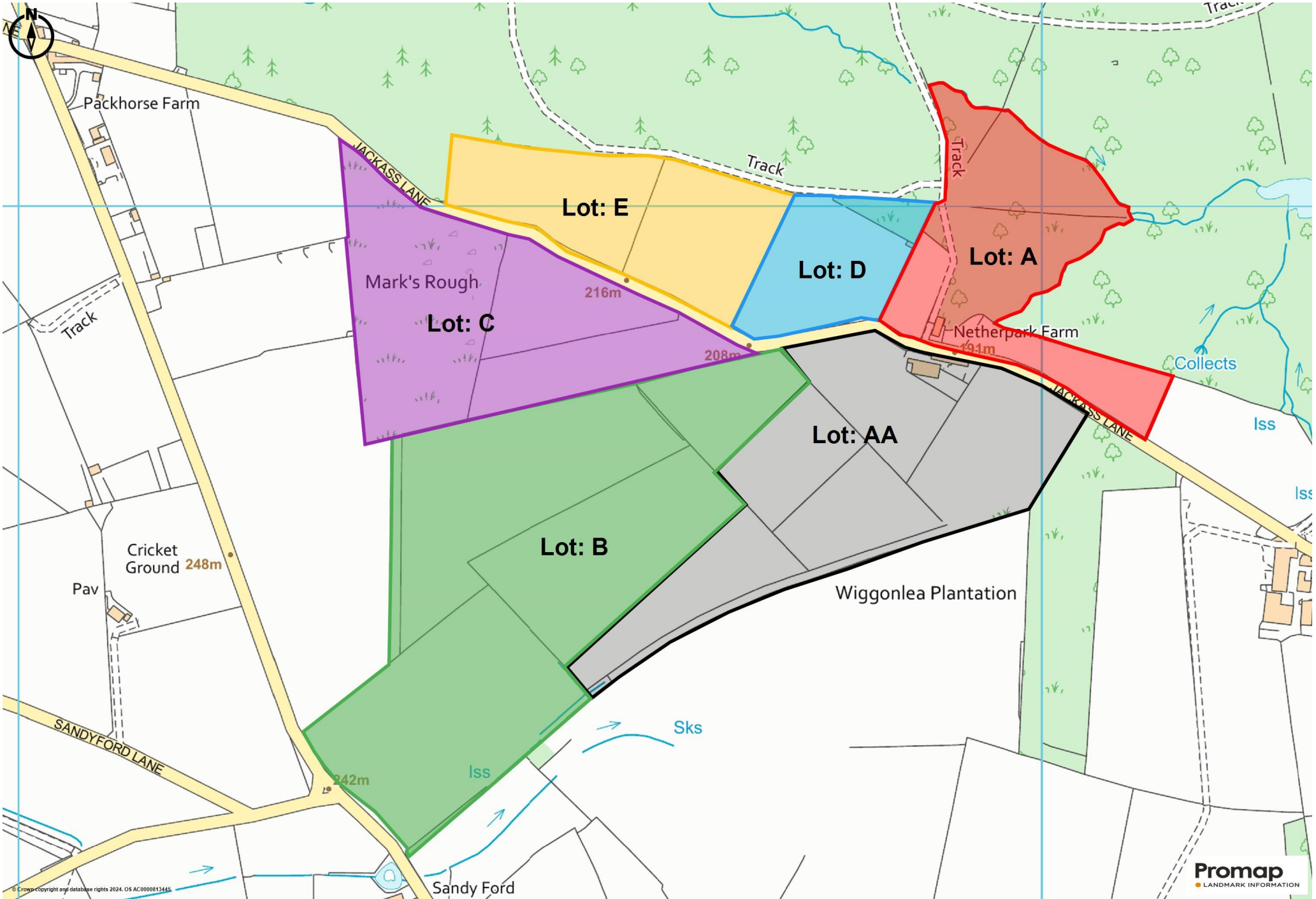
The property is available as a whole or in up to six lots; Lot A - farmhouse, grass and woodland 10.12 acres, Lot AA - range of buildings and adjoining 16.70 acres of grassland, Lot B -26.84 acres of grassland, Lot C-13.66 acres of grassland, Lot D- a stone barn and 4.45 acres of grassland, and Lot E- 8.26 acres of grassland.

## Directions:

To locate the property, from Ambergate train station, turn left onto the A6 heading towards Belper. After a short distance, take the first right hand turning onto Holly Lane. Continue along Holly Lane, straight over the crossroads and follow the road, which merges into Jackass Lane. Continue past Wiggonlea Farm and the property will be found shortly after on both sides of the road, identified by our For Sale signs.

What3Words location: [///earl.pounces.score](https://www.what3words.com/earl.pounces.score)





# Lot A — Netherpark Farmhouse and 10.12 acres

**Guide Price: £450,000**

Lot A offers a traditional, substantially sized stone-built farmhouse, and surrounding grass and woodland extending to approx. 10.12 acres (4.10 hectares).

The farmhouse offers a complete renovation project, in need of internal modernisation, but presents a delightful opportunity with spacious, family-sized accommodation on offer across two floors. Internally, the farmhouse currently offers on the ground floor a kitchen diner, reception room, useful pantry, lounge, cloakroom with w/c, and access to a useable cellar below. The first floor presents four good-sized bedrooms and a family bathroom with a separate w/c.

Externally, the farmhouse offers a double garage attached to the rear, a patio area, and pleasant lawned gardens to the front, side and rear suiting those seeking the amenity aspects of life supported by the adjoining woodland. Overall, the property boasts huge potential.

The land on offer with the farmhouse (10.12 acres) is down to mature woodland, with a grass paddock either side, suiting those with equestrian and/or hobby farming interests.



# Lot AA—Buildings and 16.70 acres

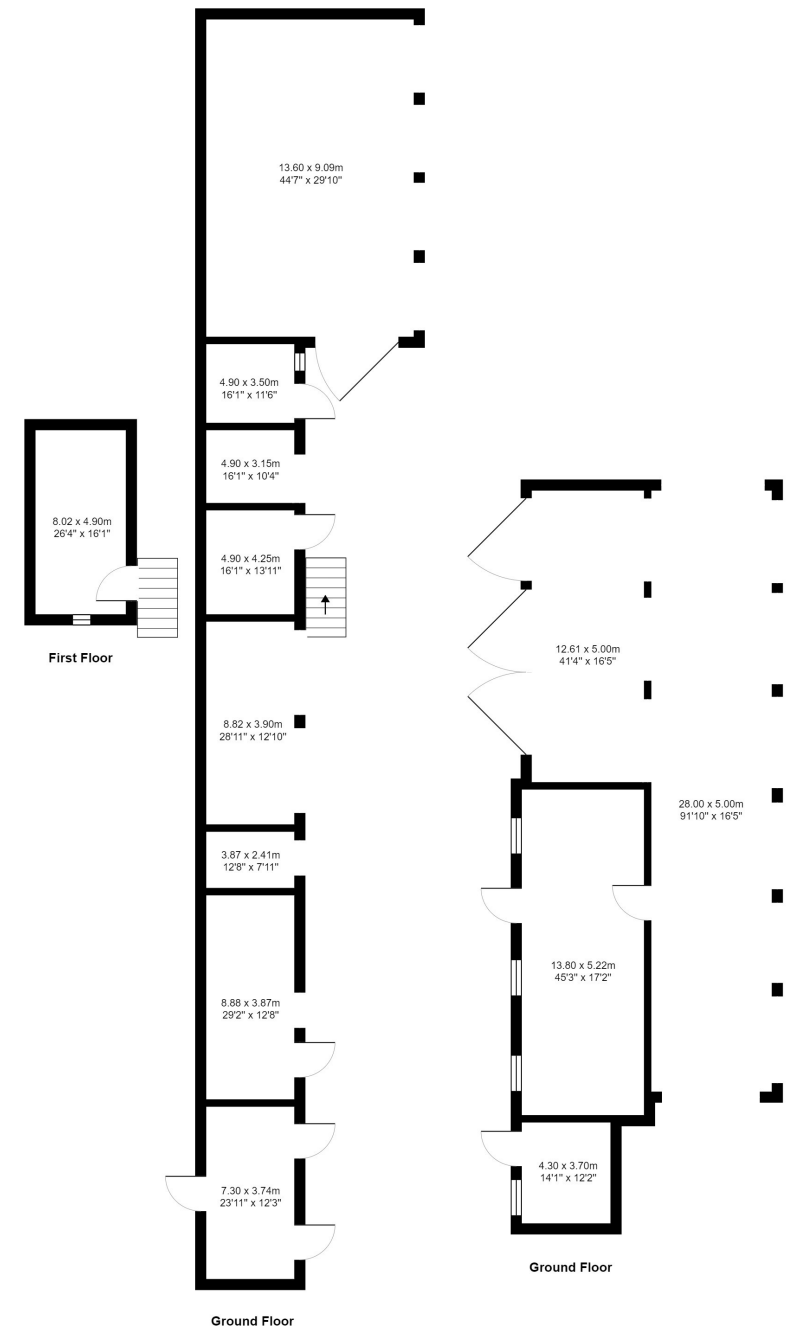
## Guide Price: £350,000

Lot AA offers an exciting range of semi-modern and traditional agricultural buildings, located opposite the farmhouse. The buildings situate within a farmyard and briefly comprise;

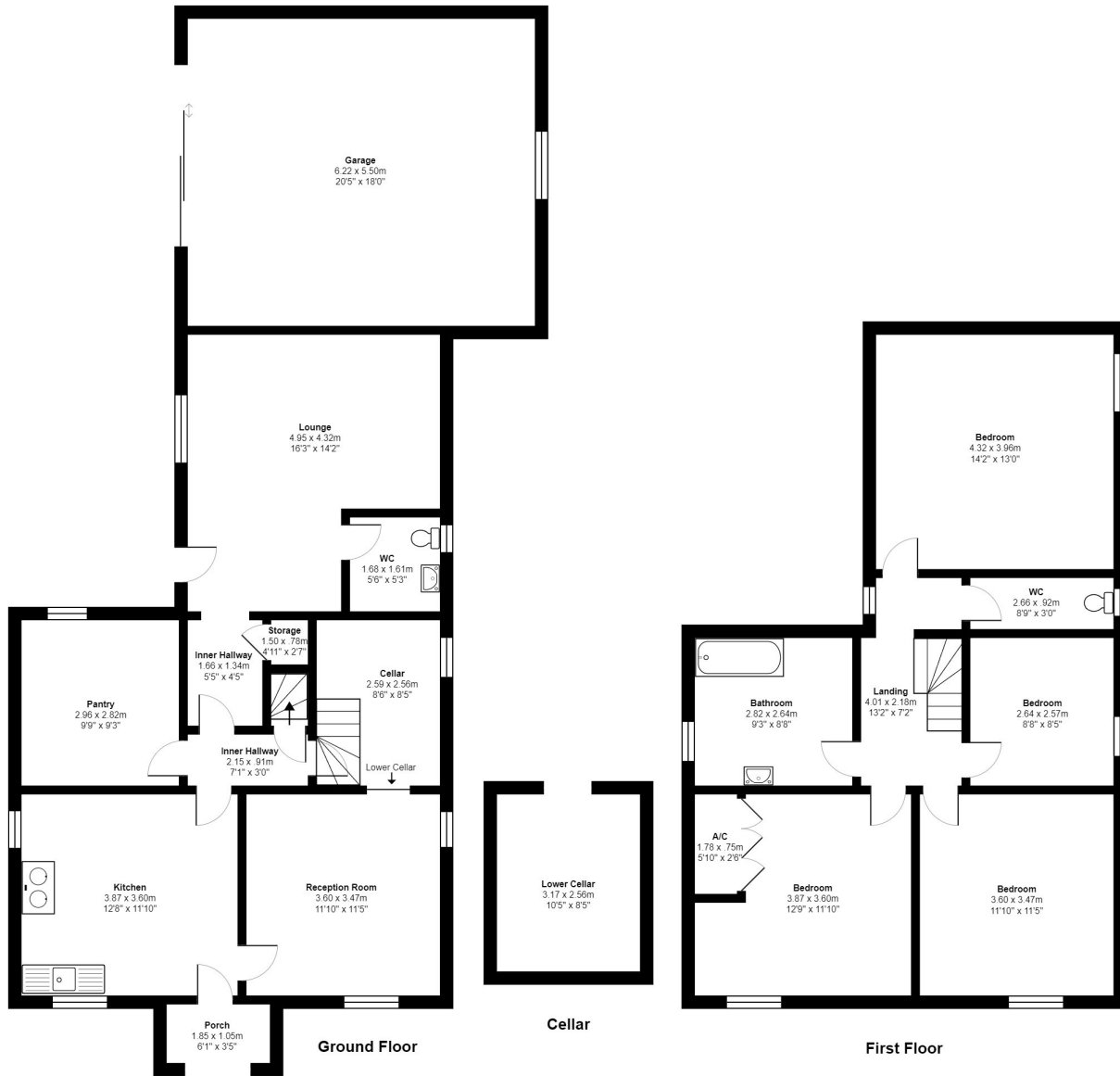
- A single storey stone-built barn under a pitched tiled roof, with an adjoining further single story stone barn (87.95m<sup>2</sup>)
- A two storey stone-built barn under a pitched tiled roof (27.30m<sup>2</sup>), adjoining the ruins of a former stone barn (43.70m<sup>2</sup>)
- A two storey stone-built barn under a pitched tiled roof with external stone steps (53.42m<sup>2</sup>), adjoining a timber pole lean-to open to the front (34.40m<sup>2</sup>)
- Three bay steel portal framed open-sided agricultural shed (123.62m<sup>2</sup>)
- Six bay concrete framed open-sided agricultural shed (140.00m<sup>2</sup>) with a three bay lean-to (63.05m<sup>2</sup>)

The buildings at the property would all benefit from some modernisation, however are functional and present huge opportunities whether that be for agricultural, equestrian, commercial or development purposes (all subject to the necessary planning consents). The buildings being in situ would also aid gaining consent for new structures to be erected.

The land on offer with Lot AA sits to the south of the buildings, and extends to approx. 16.70 acres in total (6.76 hectares). The land offers grassland in good heart, suitable for mowing and grazing, and divided into multiple paddocks with dry stone walled boundaries. Lot AA offers a sizeable but manageable acreage suitable for those seeking a potential smallholding, and/or with agricultural/equestrian interests.



All measurements are approximate and for display purposes only



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## Lot B– 26.84 acres

**Guide Price: £250,000**

Lot B presents a productive block of grassland extending to approx. 26.84 acres (10.86 hectares) suitable for both mowing and grazing, and divided into multiple parcels of useful permanent pasture. The land lends itself to those wishing to extend their agricultural enterprises, and boasts good access off Jackass Lane, with dry stone walled boundaries.

## Lot C – 13.66 acres

**Guide Price: £100,000**

Lot C offers three fields extending to a total of 13.66 acres (5.53 hectares), bounded by dry stone walling. The fields offer good roadside access and are all down to grassland, suitable for grazing and two fields for mowing. The land lies flat and hosts a selection of mature trees to the perimeters, offering great opportunity for those with agricultural and equestrian purposes.

Lot B and Lot C immediately border each other.





## Lot D - 4.45 acres and Stone Barn

**Guide Price: £50,000**

Lot D offers an attractive parcel of grassland, totalling 4.45 acres (1.80 hectares), complemented by a small single-storey, traditional stone-built field barn. The land offers pasture in good heart, suitable for mowing and grazing of livestock and horses. The parcel will suit those with equestrian, agricultural, and/or amenity interests, being of a manageable acreage and with the bonus of the field barn.

## Lot E - 8.26 acres

**Guide Price: £85,000**

Lot E presents a pleasant parcel of land, internally divided into two paddocks, and extending to 8.26 acres (3.34 hectares). The land is all down to grassland, suitable for grazing and mowing, and offering a useful block for those with agricultural and equestrian interests. The land has good roadside access off Jackass Lane and boundaries of dry stone walling.





# General Information

**Services:** The farmhouse benefits from mains electricity, a spring water supply and sewage to a private septic tank. The buildings benefit from a separate electricity supply, with a spring water supply. The spring water is shared between Lot A and Lot AA, each will have the right to maintain and repair, and will be equally responsible for any costs.

The farmhouse has an oil fired cooking stove. Mobile phone coverage is limited at times.

**Fixtures and Fittings:** Only those referred to in these particulars are included in the sale.

**Tenure and Possession:** The property is sold freehold, with vacant possession upon completion.

**Sporting, Mineral and Timber Rights:** The sporting and mineral rights are not included in the sale. It is understood that the timber rights are included in the sale as far as they exist.

**Rights of Way, Wayleaves and Easements:** The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. There is a public right of way running up the track to the west of the farmhouse. There is a footpath which crosses Lots A, AA and B.

**Countryside Stewardship:** The land is currently not entered into any schemes, however is all suitable and opportunity for income is there. For further details on the options available, please contact the Bakewell office. The parcel of woodland included within Lot A is part of an SSSI classed as Shining Cliff Woods.

**Local Authority:** Amber Valley Borough Council, Town Hall, Market Pl, Ripley DE5 3BT

**Viewing:** Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

**Vendor's Solicitors:** Shacklocks, 25 Chapel Street, Belper, Derbyshire, DE56 1AR.

Contact tel: 01773 822333.

**Method of Sale:** The property is offered by Public Auction at 3.00pm on Monday 18th November 2024 at The Agricultural Business Centre, Bakewell, DE45 1AH.

**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:

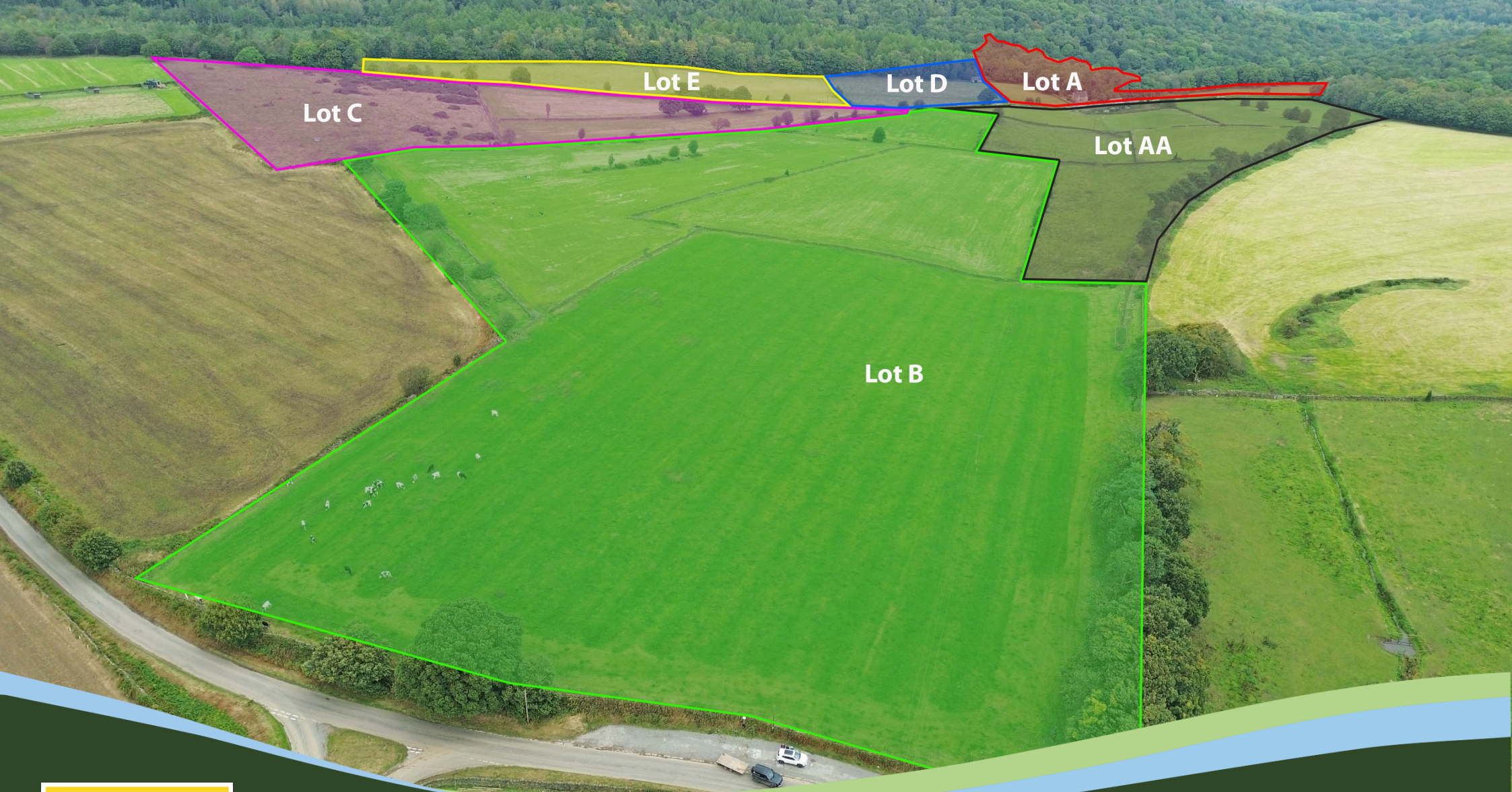
The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding 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 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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