



Equestrian Unit off Crow Lane
Woolley Moor



Equestrian Unit off Crow Lane,
Woolley Moor,
Alfreton, DE55 6FP



2.0 ac

An excellent equestrian unit extending to approx. 2 acres, positioned a short distance away off Crow Lane, comprising four stables, tack room, a manège and grassland all with far reaching views and access onto a bridleway.

**For sale by auction on 18th November 2024 at 3 pm, The Agricultural Business Centre,
Bakewell, DE45 1AH**

Auction Guide Price:

£150,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The equestrian unit is situated in a rural location between the hamlet of Ogston and village of Woolley Moor, situated just outside the Peak District National Park. Nearby villages provide a range of basic amenities within 2 miles. There are many nearby local walks, bridleways, trails and beauty spots in the surrounding area, excellent for those who enjoy the outdoors and with equestrian interests. The site benefits from far reaching views over the countryside, however, it also benefits from good road access with Alfreton just over 6 miles, Chesterfield being 8.5 miles and the city of Derby being 20 miles to the south.

Directions:

From Stretton on the A61, turn left onto B6014 at the White Bear Pub sign posted for Tansley. Follow the road down the hill and over the trainline bridge and then turn left following the B6014 signed posted for Tansley. Continue a short distance and there is a turning on the left for Crow Lane and this is where the land and stables are located indicated by our for sale board.





Description:

Stables:

A 'L' shaped range of timber stables comprising three 12" x 12" stables and a 12" x 12" tack room, all with a front overhang. There is a further field shelter used as a small stable 8'7" x 9'7" The main stable block has an enclosed concrete yard area. There is a solar panel set up with charging controller, battery pack & lighting. Also includes are two 2000 litre water collection containers.

Land:

The land has vehicular access from Crow Lane with a parking area and a mixture of post and wire fencing and hedgerows. The land is free draining and suitable for mowing and grazing of all livestock and horses split into two grass fields.

Manège: 20m x 40m

A combi ride rubber, fibre and sand surface manège, installed by midland horse arenas, with post and rail fencing. There is a stone track leading up to the manège from the stables. The manège is positioned to make the most of the views over the valley.

General Information:

Services:

No main services are connected.

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 granted upon completion.

Local Authority:

North East Derbyshire District Council.

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.

Viewing:

The land may be viewed at any reasonable time in day light hours, when in possession of a copy of these particulars, but please contact the Bakewell office first to register your viewing.

Method of Sale:

The land is offered by Public Auction at 3.00pm on Monday 18th November 2024 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

Brooks Solicitors, 77 Saltergate, Chesterfield, S40 1JS. Contact Paul Brook. 01246 220552.

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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