



Land at Eastmoor Chesterfield



**Land at Eastmoor
Chesterfield
S42 7DG**



80ac

An opportunity to purchase 80 acres or thereabouts of grassland at Eastmoor, nearby to the town of Chesterfield, the land is divided into 6 lots of varying sizes, all benefitting from roadside access and being suitable for both mowing and grazing of all livestock.

Guide Price:

Lot 1 (11.8ac): £140,000 Lot 2 (4.7ac): £55,000 Lot 3 (21.44ac): £260,000

Lot 4 (15.27ac): £185,000 Lot 5 (8.1ac): £95,000 Lot 6 (18.7ac): £225,000



Bakewell Office - 01629 812 777



bakewell@bagshaws.com

Description:

The sale of this land offers the opportunity to purchase 80 acres of grassland in a sough after, accessible location. Split into six lots, all benefitting from gated roadside access and being suitable for both mowing and grazing of all livestock.. The land has been used for mowing by the current owner. All lots provide a pleasant outlook over adjacent countryside.

Location:

The land is situated nearby to the popular hamlet of Eastmoor. Furthermore, the land lies 6.2 miles to the North West of the market town of Bakewell and 6.10 miles to the East of Chesterfield. 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 lots fall inside the Peak District National Park boundary.



Directions:

Heading out of Chesterfield on the A619, reach the village of Eastmoor before turning right onto Netherfield Lane, take the next left onto the B6050, Lots 3/4 lie then on the right hand side, lot 1 on the left, continuing on the B6050, lot 2 will lie on the right hand side shortly after the junction with Clodhall lane. Lots 5/6 are on the right hand side after approximately 750m, all lots will be indicated by our For Sale boards.

What3Words:

Lot 1:///selection.fiction.diverts

Lot 2:///auctioned.troubled.cooler

Lot 3:///smaller.sedative.ended

Lot 4:///smaller.array.best

Lot 5:///employers.vase.measuring

Lot 6:///seat.quickly.toothpick

Lot 1:

Measuring 11.8 acres of grassland, split into two fields, all suitable for both mowing and grazing with roadside access and having dry stone walls boundaries, the lot benefits from mains water.

Lot 2:

4.7 acres of grassland, suitable for mowing and grazing, with roadside access and dry stone wall boundaries.

Lot 3:

21.44 acres of grassland with roadside access, divided into 5 parcels, all suitable for both grazing and mowing, a 400 gallon concrete trough is supplied by mains water.

Lot 4:

15.27 acres with roadside access, all down to grass and suitable for grazing and mowing,

Lot 5:

8.1 acres down to grass and suitable for mowing and grazing with roadside access.

Lot 6:

18.7 acres down to grass, suitable for mowing and grazing.

Services:

There is mains water to lots 1 and 3.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Sporting and Timber Rights:

The rights are included in the sale as far as they exist.

Viewing:

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

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Method of Sale:

The land is offered by Informal Tender, tender forms are due by 12 o'clock noon on Friday 19th December.

Vendor's Solicitors:

TBC

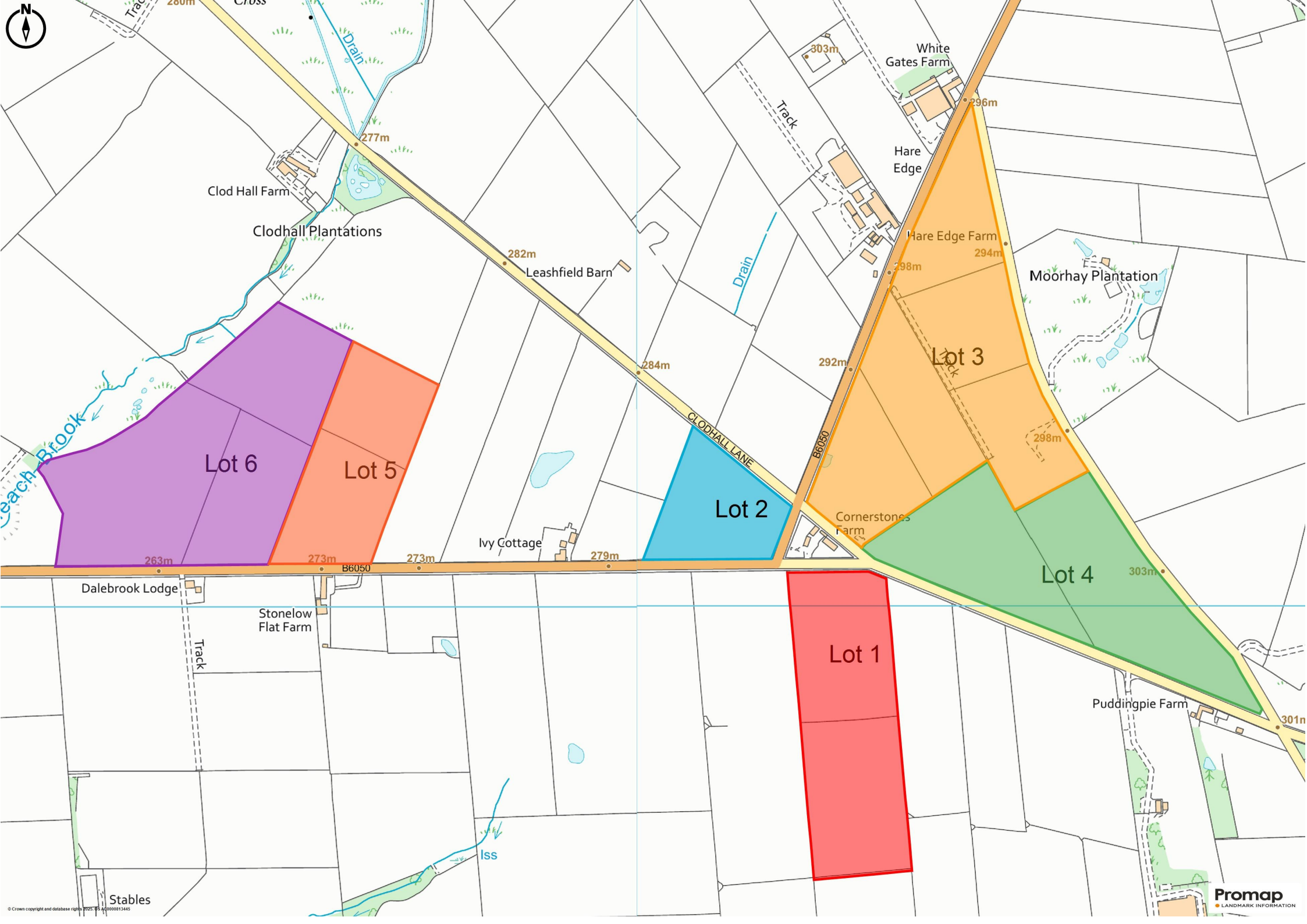
Local Authority:

Peak District National Park/North East Derbyshire Council

Money Laundering Regulations 2017:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.









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RICS



CAAV

