

Pendals Paddock Farm, Cowley Lane, Holmesfield, S18 7SD

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Description

A three acre parcel of land with stabling, tack room, polytunnel and fencing, ideal for those with a love of equestrian pursuits, protected by three separate gates and commanding outstanding views over the Cordwell Valley. This is a rare opportunity to acquire land that has already been developed to suit horses and ponies which also comes with the added benefits of a polytunnel, hay store and green house.

Auctioneer Comments:-

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

- For Sale by Modern Auction – T & C's apply.
- Subject to Reserve Price and Buyers Fees apply.
- Freehold and no onward chain.
- The Modern Method of Auction.
- Seperate fruit and veg growing area with greenhouse 8' x 10' and Polly tunnel 40' long, small hay storage shed and various fruit trees alongside mature trees in the top paddock.
- 3 Acres bounded by mature hedging and stock fencing. Track system for horses with 3 paddocks for hay cut and winter grazing.
- Suit Equestrian full horse permission/ Market garden / glamping site.
- No chemicals used on the land for the last 15 years and mains water connected.
- Barn one is 18' x 24' with hay storage in the back and Barn Two 18' x 24' with tack room / feed store compost toilet, sink and full planning permission.
- Gated land protected by the Farm and Rural Community Watch Area.







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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.