



Land at Cartledge Hall Farm

Cartledge Lane, Holmesfield, Derbyshire





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Welcome to **Land at Cartledge Hall Farm**

Offered for sale is approximately 33-35 acres of land that contains a mixture of agricultural buildings, a detached bungalow and a ménage. Presenting a unique opportunity to acquire land in a prime position within the sought-after village of Holmesfield, this substantial plot offers the potential for development (subject to planning).

The plot is situated on the edge of the Peak District National Park and has convenient access to all of the local amenities including public houses, cafes, restaurants and shops. It is also ideally located for anyone enjoying outdoor pursuits with excellent country walks to be enjoyed from the doorstep. Also being situated within a short drive to Sheffield's city centre and has good railway links from Chesterfield to London and from Dore train station to Manchester.





(Not Included)

Bungalow

Threshing Barn
and Surrounding
Outbuildings





Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Services: It is unclear on the services for the site, the Bungalow has an Oil Tank outside, however the property that was previously part of the farm and sold in 2022 was all mains.

Council Tax Band (Bungalow): B

Rights of Access and Public Footpaths: A public footpath runs through the land from Cartledge Lane to Millthorpe Lane. There is a right of access for the neighbouring property across the access track to their driveway.

Covenants: There is a possibility that a covenant could be added to the land.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



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Cartledge Lane, Holmesfield,
Dronfield, Derbyshire S18 7SB

Offers in the Region of £895,000