



Equestrian facility Overton

Equestrian Unit off Gin Lane,
Overton, Ashover
S45 0JR



3.8ac

An excellent equestrian unit extending to approx. 3.8 acres, benefitting from spring water supply, stabling, field shelters and a rural position., with nearby bridle paths ideal for the equestrian market.

**For sale by Informal Tender on the 25th September 2026, to be received at the
Agricultural Business Centre, Bakewell, DE45 1AH**

Guide Price:

£250,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

Occupying a secluded, rural position yet boasting great accessibility to nearby towns, just on the edge of the Peak District National Park. Nearby to Overton is ample footpaths, bridleways, trails and beauty spots, making it an ideal location for those with equestrian interests and who enjoy the outdoors.

Directions:

From Matlock town centre head northwest out of town along Chesterfield Road A632. Continue along the road for approx. 2.5 miles, up the hill. Heading back down the hill, take a right turn onto an unnamed lane signposted for Overton, and indicated by our 'For Sale' board. Follow the lane for approx. 0.7 miles, the property can be found on the left hand side.

What3Words: // ///envoy.brisk.tissue





Description:

Stables:

A timber built stable block with two stables and tack room has concrete flooring, with wiring and facility for installation of solar panels, subject to consents. The land is divided into three parcels of grassland, all suitable for grazing of all stock and most suitable for mowing, two field shelters benefit the land.

Land:

The land has vehicular access from Gin Lane,

General Information:

Services:

A spring water supply feeds the land with troughs in each paddock. The vendor has explored connecting to mains electric and will provide information if required.

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 Informal Tender, with tenders due on the 25th September at 12 o'clock noon, tenders to be sent to George Chandler, Agricultural Business Centre, Bakewell DE45 1AH

Vendor's Solicitors:

TBC

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.

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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