



Lot B: Land and Ponds Birkin Lane

Chesterfield

BAGSHAWS EST 1871
Land • Property • Livestock

Lot B: Land and Ponds Birkin Lane

Chesterfield

S42 6RE

0	0	0		2.15 acre(s)

An exciting opportunity to purchase approximately 2.15 acres comprising grassland and two lovely ponds in a beautiful rural position. The property boasts excellent roadside access and is close to the popular villages of Ashover and Wingerworth.

Price Guide

£70,000

Bakewell - 01629 812777

bakewell@bagshaws.com

Location

Chesterfield lies just 3.7 miles to the north, a vibrant market town offers a comprehensive range of facilities, while the renowned Peak District town of Bakewell—home to a weekly livestock market—is only 11 miles away. For those needing access to larger urban centres, Sheffield is just 16 miles to the north, and Derby lies approximately 23 miles to the south.

Strategically positioned in the heart of England, the property benefits from excellent connectivity. Junction 29 of the M1 motorway is only 6 miles away, providing swift access to the national motorway network, while Chesterfield railway station, located within 4 miles, offers direct services on the Midland Main Line, including routes to London St Pancras and other major cities.

Lot B—Guide Price £70,000

Shown edged red on the plan, the sale of the land offers the opportunity to purchase two attractive ponds and grassland.

The ponds are stone lined and comprise approximately 0.25 and 0.2 acres respectively adjoining mature woodland, and being readily accessible from the highway. The Vendor reports that the ponds have a good head of Perch and did have some trout in the past. They would seem attractive for swimming, fishing, kayaking, rafting or other such activities.

In addition to the ponds, is a grass field that lies to the rear of the ponds that would offer scope for agricultural and recreational purposes (subject to the necessary consents). This lot is a highly attractive offering allowing scope for recreational activities and a true escape to the country

Directions:

From the Smithy Pond in Wingerworth, turn onto Birkin Lane, signposted "Ashover, Darley Dale". After 800 yards, turn left, remaining on Birkin Lane. Remain on Birkin Lane of a further 1000 yards the land lies on the right hand side as indicated by our "For Sale" board.

From Spancarr crossroads, turn off the A632 onto Birkin Lane. Remain on Birkin Lane passing Press Manor Trout Fishery, and continue on Birkin Lane. The land lies on the left as indicated by our "For Sale" board.

Services

Natural water supplies service both lots

Tenure and Possession:

The land is sold freehold with vacant possession.

Sporting, Timber and Mineral Rights:

Included.

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully and take care in the vicinity of the ponds.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. There is a right of way across Lot A along the tarmac track for the benefit of Severn Trent Water and Lot B.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Purchasers must satisfy themselves as to the integrity of any structures. Whilst included in the sale, Purchasers must also satisfy themselves as to the quality and quantity of any fish stocks prior to purchase.

Restrictions & Conditions:

When purchased by the Vendor, Severn Trent included the following conditions:

Not to artificially stock the ponds with fish.

Not to use for commercial fishing

Not to use the water from the ponds between 1st March to 31st July in any year that would affect the level of the water.

Please note that the purchaser of Lot B (if different from the buyer of Lot A) will be required to erect a stock proof boundary between the two within 28 days of completion. The position of this fence is denoted by pegs visible upon inspection.

Method of Sale:

The property is offered by Private treaty

Vendor's Solicitors:

Ellis-Fermor Negus (Jackie Abbott), The Old Registry, 6, Derby Road, Belper, Derbyshire DE56 1UU

T| 01773 821665 E| jackie.abbott@ellis-fermor.co.uk

Local Authority:

North East Derbyshire District Council, 2013 Mill Lane, Chesterfield, Derbyshire S42 6NG

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. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

