

Land at Morton Road, Pilsley

Not to Scale. For Identification Purposes Only.



Land Off Morton Road

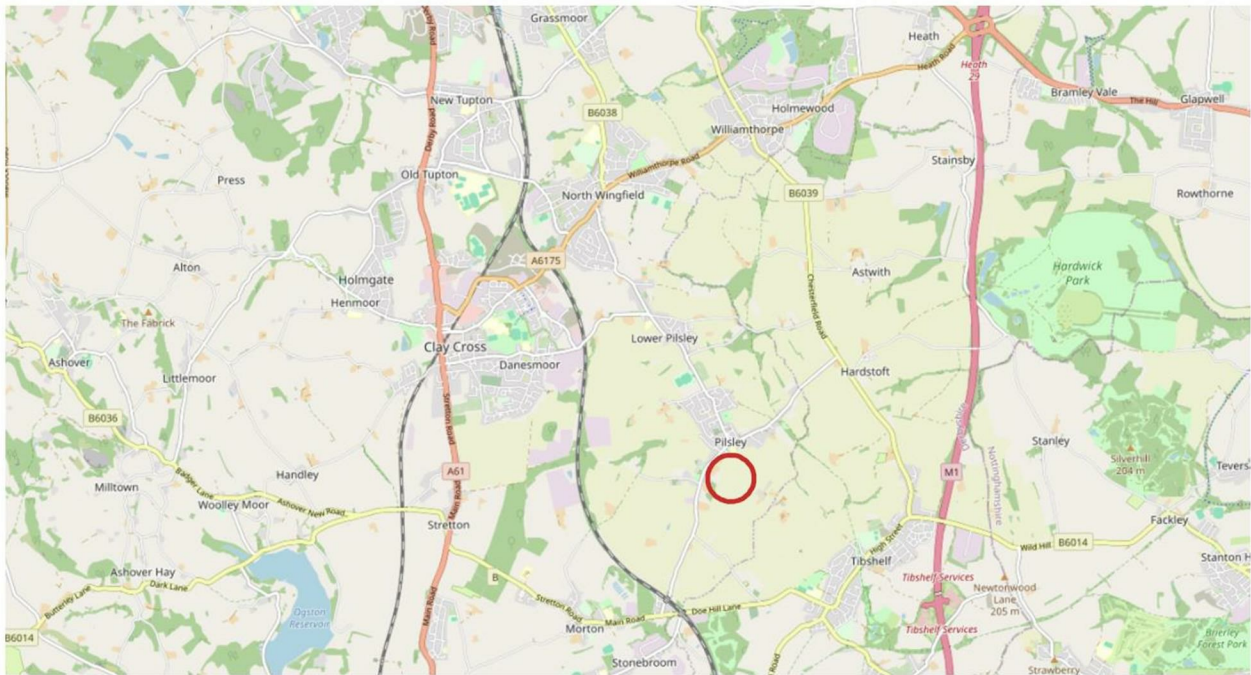
Pilsley, Chesterfield, S45 8EE

Guide price £600,000

An excellent and rare opportunity to acquire approx. 45.01 acres of land with three large farm buildings on the edge of the village of Pilsley, Derbyshire.

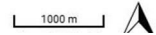


Location Plan



Produced on Oct 1, 2024.

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Land

The land is down to grass and is comprised of seven fields. The fields have previously been used for grazing but have more recently been mown, with potential for a Change of Use to horse grazing given their proximity to residential houses, subject to planning.

Buildings

The buildings consist of two steel portal frame cattle sheds in very good condition (approx. 281.6 sqm each). They sit beside each other with a concrete track in between and open bays on the sides adjoining the track. Having been used previously for agricultural purposes the buildings may have potential for other uses, such as a horse stables, subject to planning. There is also a Nissen shed (approx. 182.2 sqm) giving a total of approx. 745.4 sqm in agricultural building space. All the buildings sit on an approx. 0.58 acre area neighbouring a residential area on the edge of Pilsley.

Access

Access is through a wide track from Morton Road, Pilsley. It is shared with the neighbouring property.

Tenure and Method Of Sale

The site is freehold with vacant possession.

Boundaries

The majority of boundaries are hedgerow in good condition. The boundary to the north-west of the property marked A-B is currently open, the buyer will be responsible to erect and maintain the boundary (specification to be agreed).

Services, Easements and Wayleaves

There is electricity connected to all three buildings and water connected to the cattle sheds. There is an agreement in place for the electricity poles and transformer which cross the Property.

Overage

There is an overage provision included in the sale for 30% of the uplift in value over 20 years over and above agricultural.

Planning Enquiries

Planning Enquiries:

North East Derbyshire District Council

2013 Mill Lane

Wingerworth

Chesterfield

Derbyshire

S42 6NG

IMPORTANT NOTE

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

- 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.
- 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.
- 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.
- 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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