



Stables, Buildings and Land
Biggin by Hulland

**Stables, buildings and land
Adjacent to Hillside Farm**

Moss Lane
Biggin by Hulland
Ashbourne, Derbyshire
DE6 3FH



7.76ac

An excellent opportunity to purchase a purpose built stable block and agricultural buildings accompanied by land extending to 7.76 acres with gated roadside access.

Occupying a splendid rural location on Moss Lane in Biggin by Hulland providing good access to the A517 Ashbourne to Belper road.

Perhaps offering potential for enhancement and development subject to obtaining necessary consents

No Chain

Best and final offers invited by Wednesday 14th October at 12 noon

Asking Price:
Offers in excess of £250,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Description

This site is idyllically located on the edge of Biggin by Hulland on Moss Lane with gated roadside access leading into the yard where you will find the buildings which comprise; an open front barn with lean-to shelter (in need of improvement) and quality purpose built timber stable block with concrete base having three stables and a tack room within.

To the north of the building is a former pond which has now dried up with gated access from the yard into the pasture land which is suitable for grazing and mowing and has interconnecting vehicular gates. The largest paddock is on the eastern side with an 'L' shaped field to the North and what will be a triangular field to the south (with the buyer required to fence part of the southern paddock as it is being retained by the farmhouse).

In total the site extends to approximately 7.76 acres.





191.6m

Upper Biggin

Pond

Track

The Old Dairy
Bramble Cottage

Hillside Croft

Hillside Farm

Issues

Def

Biggin Brook



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General Information

Services:

Water and Electricity are currently connected to the site from the neighbouring property Hillside Farm. These supplies will be disconnected on completion. Should a buyer require services to the site they will be required to make new independent connects. It is understood separate services should be readily available however, a buyer should satisfy themselves as to the availability of the required services.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

We understand two public footpaths cross the land.

There is a wayleave in place for underground electrical cables.

The LPG tank for Hillside Farm, the neighbouring property, is in this site, it is the intention of the owner to relocate this tank, however, it might be necessary to grant an easement.

Boundary:

Please note that it will be the buyers responsibility to fence the southern edge of the footpath. For avoidance of doubt the footpath will remain in the land being sold and the boundary will be the southern edge. The southern triangle will remain with Hillside Farm.

Local Planning Authority

Derbyshire Dales District Council. Tel; 01629 761100

Directions:

What3words///full.anguished.circle

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com. **Interested parties should not attend the site without having booked a suitable appointment.**

Method of sale :

The property is for sale by private treaty with **best and final offers invited by 14th October at 12noon.**

All offers should be submitted in writing and accompanied by proof of funds.

The vendor reserves the right to accept an offer prior to this deadline.

Any offer accepted will be conditional on the sale completing by 18th December 2026 at the latest

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.



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