



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**Buntingfields Nook Farm, Darley Road, Ashover,
Chesterfield, S45 0LW**

**For Sale by Private Treaty
Available as a Whole or in Two Lots**



Buntingfields Nook Farm offers an exciting opportunity to purchase a farm near Ashover on the outskirts of Chesterfield, a thriving town on the edge of the Peak District National Park. The property is offered as a whole or in two lots, therefore giving the opportunity to various end users to purchase the property to suit their requirements. The property comprises a detached three bedroom dwelling in need of comprehensive works which is surrounded by yard space and agricultural buildings. There is an extensive range of useful agricultural buildings with a mix of steel portal framed as well as block and sheeted buildings, which are large and adaptable for various potential uses. The land is all level in nature and capable of strong agricultural production.

Early viewing by appointment is highly recommended



SITUATION

Buntingfields Nook Farm is situated along Darley Road in the Ashover area and benefits from close proximity to all local amenities. The property is approximately 5.2 miles from Matlock, 5.4 miles from Chesterfield and 7.9 miles from Bakewell.

DIRECTIONS

From The Walton Hospital in Chesterfield take a left turn onto Whitecotes Lane. Follow this road for approximately 2.5 miles before turning right onto Darley Road(B5057). Continue along Darley Road for approximately 1.4 miles and Buntingfields Nook Farm will be on the right hand side as signposted by one of our 'For Sale' boards.

**BUNTINGFIELDS NOOK FARM, DARLEY ROAD,
ASHOVER, CHESTERFIELD, S45 0LW**

AVAILABLE AS A WHOLE OR IN TWO LOTS

**LOT ONE – BUNTINGFIELDS NOOK FARMHOUSE, A RANGE OF FARM
BUILDINGS AND 31 ACRES OR THEREABOUTS OF GRASSLAND**

GUIDE PRICE £650,000 – £700,000

LOT TWO – 34 ACRES OR THEREABOUTS OF GRASSLAND

GUIDE PRICE £280,000 – £350,000



LOT ONE
**BUNTINGFIELDS NOOK FARMHOUSE,
RANGE OF FARM BUILDINGS AND 31
ACRES OR THEREABOUTS OF GRASSLAND**

LOT ONE – BUNTINGFIELDS NOOK FARMHOUSE, A RANGE OF FARM BUILDINGS AND 31 ACRES OR THEREABOUTS OF GRASSLAND

The property comprises a detached stone and tile dwelling, a range of substantial farm buildings and 30.78 acres or thereabouts of reasonably level, sound grassland.

The dwelling has been unoccupied for a number of years and requires comprehensive works, it comprises the following: -

Entrance Hall

Living Room – 4.5m x 4.1m

Dining Room – 4.5m x 4.2m

Kitchen – 3.7m x 4.5m

Pantry – 4.6m x 2.3m

Staircase leading to First Floor Landing

Bedroom One – 4.6m x 4.2m

Bedroom Two – 4.6m x 4.2m

Bedroom Three – 4.6m x 3.7m

Backroom/ Bathroom

Adjoining the Farmhouse is the footprint of a previous stone building extending 65m² or thereabouts, which provides excellent potential for development (subject to consents).



FARM BUILDINGS

Buntingfields Nook Farm benefits from a wide range of farm buildings which are surrounding the farmhouse alongside a spacious yard area. The buildings offer accommodation for either livestock or machinery and has scope for a range of other potential uses, in total they extend to 1100m² or thereabouts.

The farm buildings to the front of the property comprise the following: -

Block & Sheeted – 6.03m x 4.10m

With concrete flooring and shelving

Former Cow Barn – 5.92m x 7.57m

Open Fronted Block & Sheeted Agricultural Building – 8.27m x 6.03m

Open Fronted Block & Sheeted Agricultural Building – 8.35m x 6.03m

Open Fronted Block & Sheeted Agricultural Building – 8.20m x 6.07m

Enclosed Block & Sheeted Building – 4.02m x 3.23m

With wooden door to the front

Block & Sheeted Building – 4.03m x 3.79m

With mesh gate to the front

Block & Sheeted Building – 4.06m x 3.99m

With mesh gate to the front



The farm buildings to the rear of the property comprise the following: -

Principal Steel Portal Frame & Sheeted Agricultural Building – 10.5m x 27.6m

With concrete floor.

Steel Portal Frame & Sheeted Agricultural Building – 8.88m x 18.34m

With earth floor.

Steel Portal Frame & Sheeted Agricultural Building – 8.88m x 18.34m

With earth floor.

Steel Portal Frame & Sheeted Agricultural Building – 4.42m x 18.34m

With earth floor.

Stone Storage Bay – 5.36m x 4.63m

With earth floor.





LAND

The land extends to 30.78 acres or thereabouts altogether and is level in nature. The land is considered to be in reasonably good heart with all parcels suitable for mowing or grazing purposes other than parcel 9909 which is suitable for grazing purposes only.

The land can be further described in the schedule below: -

<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
2288	Grassland	2.81
1903	Grassland	3.02
9909	Grassland	1.60
0298	Grassland	2.61
9985	Grassland	1.49
-	Farmyard etc.	<u>0.93</u>
		12.46 Hectares
		Or 30.78 Acres Or Thereabouts

SERVICES

The property is connected to mains electricity with private water via a bore hole, and drainage via private means.





LOT TWO

34 ACRES OR THEREABOUTS OF
GRASSLAND AT BUNTINGFIELDS
NOOK FARM

LOT TWO – 34 ACRES OR THEREABOUTS OF GRASSLAND AT BUNTINGFIELDS NOOK FARM

The land extends to 33.97 acres or thereabouts altogether and level in nature. The land is considered to be in reasonably good heart and suitable for both mowing and grazing purposes.

The land has good, gated access from Darley Road and good road frontage.

The land would be of interest to nearby farmers, or those looking for a block of land in its own right.

The land can be further described in the following schedule below and can be shown edged in blue on the attached plan: -

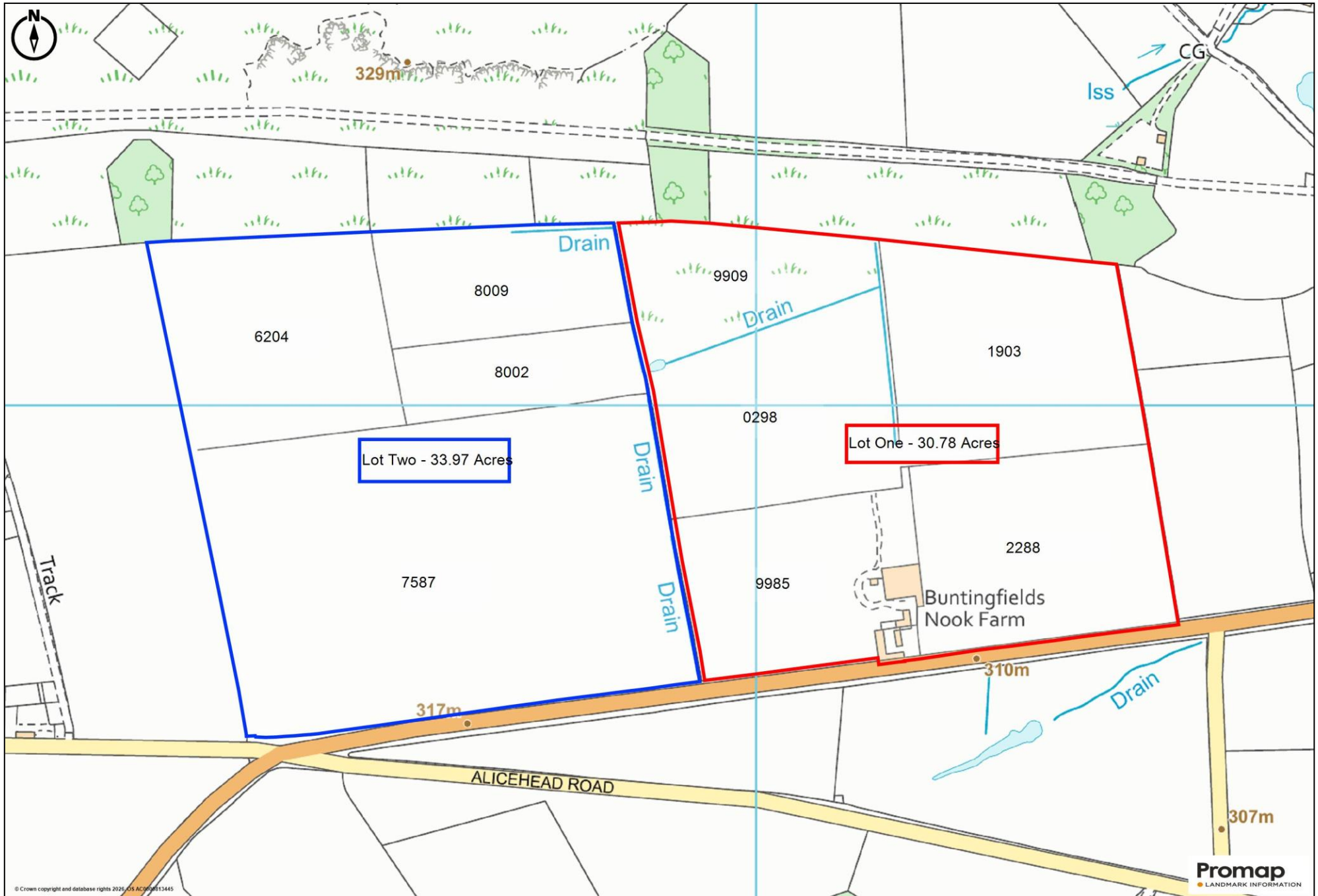
<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
6204	Grassland	2.75
8009	Grassland	1.64
8002	Grassland	1.12
7587	Grassland	<u>8.24</u>
		13.75 Hectares
		Or 33.97 Acres Or Thereabouts

SERVICES

The land does not have any services, however, a natural water source runs along the east boundary of the land, and buyers should satisfy themselves on inspection.



PLAN



LOCAL AUTHORITY

The local authorities are Derbyshire County Council and North East Derbyshire District Council, to whom all enquiries of planning or other relevant matters should be addressed.

VIEWINGS

Strictly by appointment only and by prior arrangement through Graham Watkins & Co. Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

TENURE AND POSSESSION

We believe the property is freehold and vacant possession will be given upon completion.

WAYLEAVES & EASEMENTS

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

MEASUREMENT

All measurements given are approximate and are 'maximum' measurements.

MAPPING

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

PLEASE NOTE

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

THINKING OF MOVING?

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward. Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

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