

Bolehill Quarry

Wingerworth

BAGSHAWS EST 1871
Land • Property • Livestock

Bolehill Quarry

Wingerworth,
Chesterfield,
S42 6RF

25.33ac (10.25Ha)

Offers over £1,000,000

What3words :///soils.seatbelt.counts

Directions: The property is located on Bolehill Lane on the outer edge of Wingerworth.

Ashbourne Office - 01335 342201

ashbourne@bagshaws.com

Description:
The sale of this land offers the opportunity to purchase a parcel of grassland, on the edge of a popular village, providing a mixture of both mowing and grazing and suitable for all livestock, with mains water connected (via a submeter). The land extends to approximately 14.13 acres (5.72 hectares) and is internally split into two fields, with the larger field to the north being recently reseeded with a long term lay and sprayed. The land has roadside access off the B5057 through a vehicle gateway to the south boundary. The boundaries are a combination of stone walling, hedgerows and post and wire fencing and all in stock proof condition.

Location:
The land is situated in a semi-rural location on the edge of the village of Winster and within the Peak District National Park. Furthermore, the land is 3.1 miles from Matlock and 10.7 miles from Chesterfield.





Location:
The land is situated just outside of Wingerworth and only 4 miles from Chesterfield Town Centre.

Services:
Historically electricity and water were connected.

Tenure and Possession:
The land is sold freehold with vacant possession upon completion.

Mineral, Sporting and Timber Rights:
Mineral, sporting and timber rights are included insofar as they exist

Viewing:
Please contact the Ashbourne Office of the sole agents on 01335 342201 or email ashbourne@bagshaws.com.

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.

Method of Sale:
The quarry is offered for sale by private treaty.

Vendor's Solicitors:
ees Law, Parkview House, Victoria Road South, Chelmsford, Essex, CM1 1BT

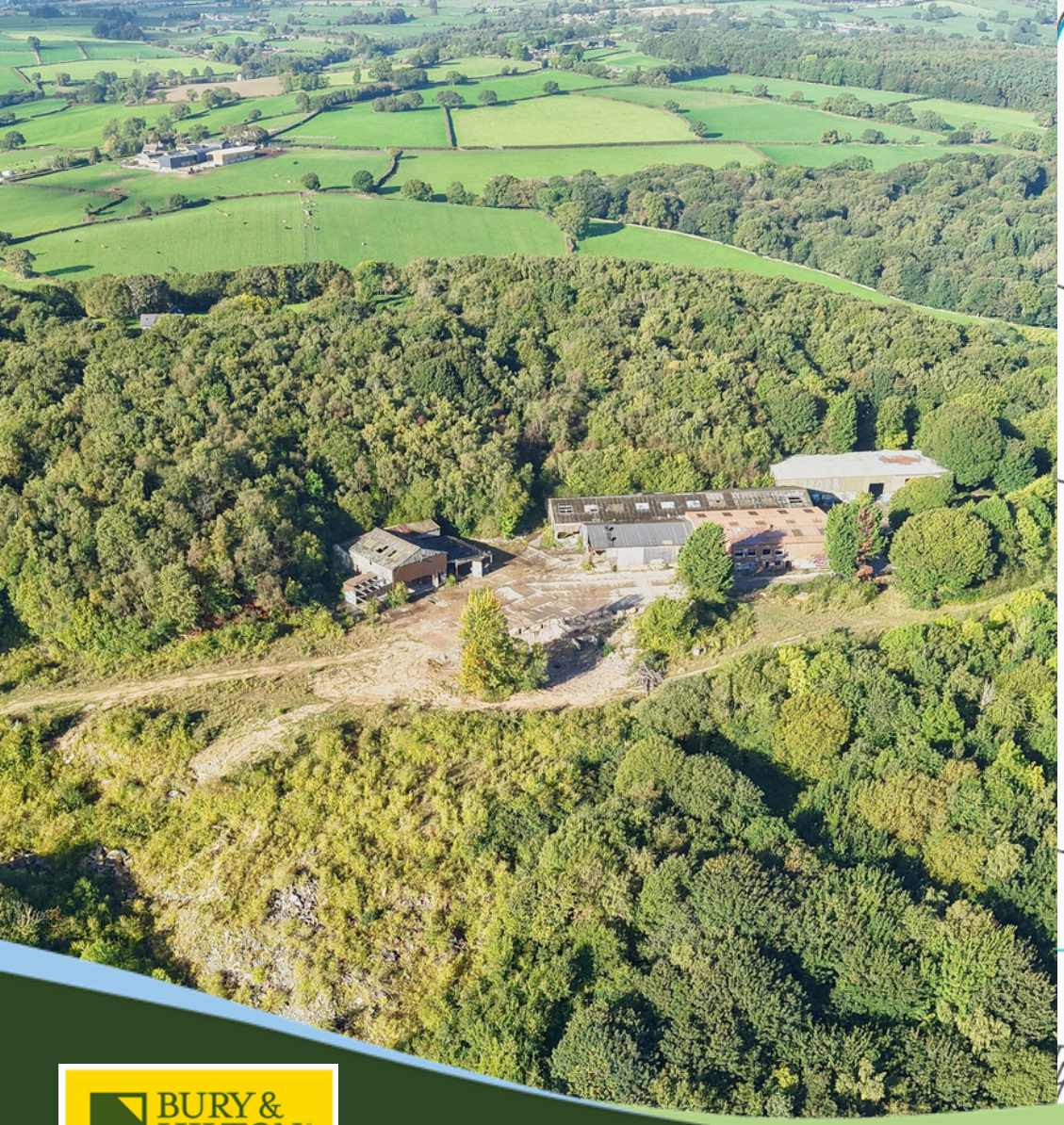
Local Authority:
North East Derbyshire District Council, District Council Offices, 2013 Mill Lane, Wingerworth, Chesterfield, S42 6NG. T: 01246 231111

Anti-Money Laundering Checks
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

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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