

FOR SALE

Land at Padley Wood Lane, Pilsley, Derbyshire

Approx. 10.11 acres of Arable Land

Guide Price: £150,000



Key Features

- 10.11 ac (approx.) of arable farmland
- South-facing, square-shaped field
- Easy access onto Padley Wood Lane

Description

An excellent opportunity to acquire arable farmland on Padley Wood Lane in Pilsley, south of Chesterfield, Derbyshire. The land is currently used for the growing of arable crops which can be efficiently farmed using large machinery due to the ease of access, square shaped field and lack of physical constraints on the land.

The land is on a slight south-facing slope. The soils are defined by DEFRA as Soilscape 6 being freely draining slightly acid loamy soils and we understand the land is Grade 3 on the Natural England Land Classification.

The land could be used for other agricultural/equestrian type uses subject to planning consent being obtained.

May be of interest to developers/companies wanting to increase biodiversity net gain or offset carbon footprint.

Access

The Property has access from both Padley Wood Lane to the south and a shared track along the eastern boundary.

Tenure and Method of Sale

The Property is being sold freehold with vacant possession. Holdover is being granted for the current tenant to harvest the barley crop on the land this 2022 harvest season.

Entitlements

Entitlements are not included in the sale.

Sporting, Timber and Mineral Rights

All sporting, timber and mineral rights owned by the vendor are included in the sale.

Services

We are not aware of any mains water, gas or electricity servicing the property.

Rights of Way, Wayleaves and Easements

We understand there is a public footpath crossing the property diagonally from the north-east corner to the south-west and a further public footpath follows inside the western boundary.

The Property is sold subject to, and with the benefit of all rights of way whether public or private, water, drainage, watercourses, light, wayleaves, and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

Planning

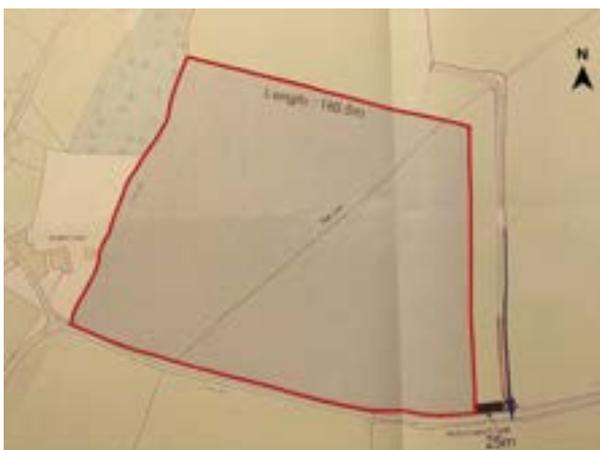
Consultation has been sought for a combined residential/solar scheme (details held at the Agent's Office and supplied on request) however a planning application has neither been submitted nor been granted planning permission.

Local Planning Authority

North East Derbyshire District Council
2013 Mill Lane
Wingerworth
Chesterfield
Derbyshire
S42 6NG
Tel: 01246 231111

Viewing

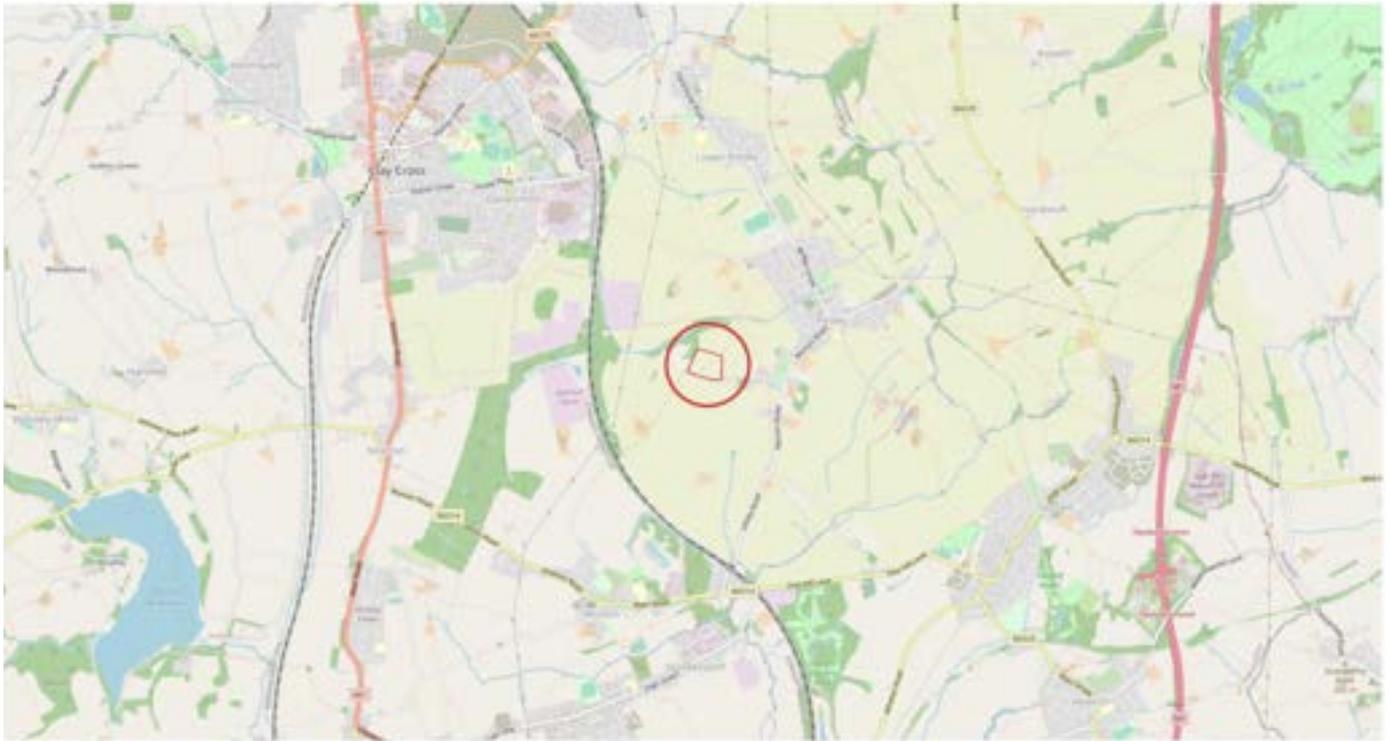
Viewing strictly through the Agents.



Site Plan

Not to Scale. For Identification Purposes Only.





Prepared on Jul 7, 2022
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Directions

From the south turn off the B6014 onto Pilsley Lane, which becomes Morton Road. Turn left onto Padley Wood Lane, the property is on the right after approx. 300 yards.

From the north turn off the B6039 onto Hardstoft Road, which becomes Station road then Morton Road. After going through Pilsley, turn right onto Padley Wood Lane, the property is on the right after approx. 300 yards.

For further information contact Joint Agents:

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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.
- 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.
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