

LAND FOR SALE
at Hagg Hill
Tupton, Chesterfield
Offers Around: £200,000



22.33 acres or thereabouts
2 Lots of Arable Farmland
Close to Chesterfield
Available Separately or as a Whole



Description

We are pleased to offer for sale 22.33 acres or thereabouts of land, as shown on the attached Site Plan, consisting of two fields with road frontage to Hagg Hill and being within close proximity of Chesterfield Town Centre. Lot 1 (edged in red) is approx. 14.68 acres, which includes around 1.88 acres of wetland and Lot 2 (edged in blue) being approx. 7.65 acres.

Lot 1 – Offers around £130,000

Lot 2 – Offers around £70,000

The land is generally south facing, gently undulating and is currently fallow with Lot 1 having recently been reseeded to grass.

Land and Soil Quality

Natural England Agricultural Land Classification Maps mark the land as Grade 3b.

The land features mainly type 24 soils which are restored from quarry or opencast spoils. These are loamy soils with variable drainage and moderate fertility suited to grassland and arable. The top north-east corner of Lot 2 features Bardsey soil type; slowly permeable loamy, clayey soil which may be seasonally wet. Land of this soil type are suited for grassland and arable. Soils description provided by Cranfield University.

Tenure and Method of Sale

The land is being sold freehold with vacant possession by Private Treaty

Basic Payment Scheme

Entitlements may be available by separate negotiation.

Overage

There to be a clawback/overage agreement for a period of 30 years whereby the vendors would receive 25% of any increase in value in the event of development taking place for any use other than equestrian or agriculture.

Rights of Way, Wayleaves and Easements

A public footpath crosses Lot 2. The Lots are sold subject to, and with the benefit of all rights of way whether public or private, water, drainage, watercourses, light, wayleaves and other easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

Sporting Timber and Mineral Rights

All fishing, sporting, timber and mineral rights owned by the vendor are included in the sale as far as they exist.

Planning

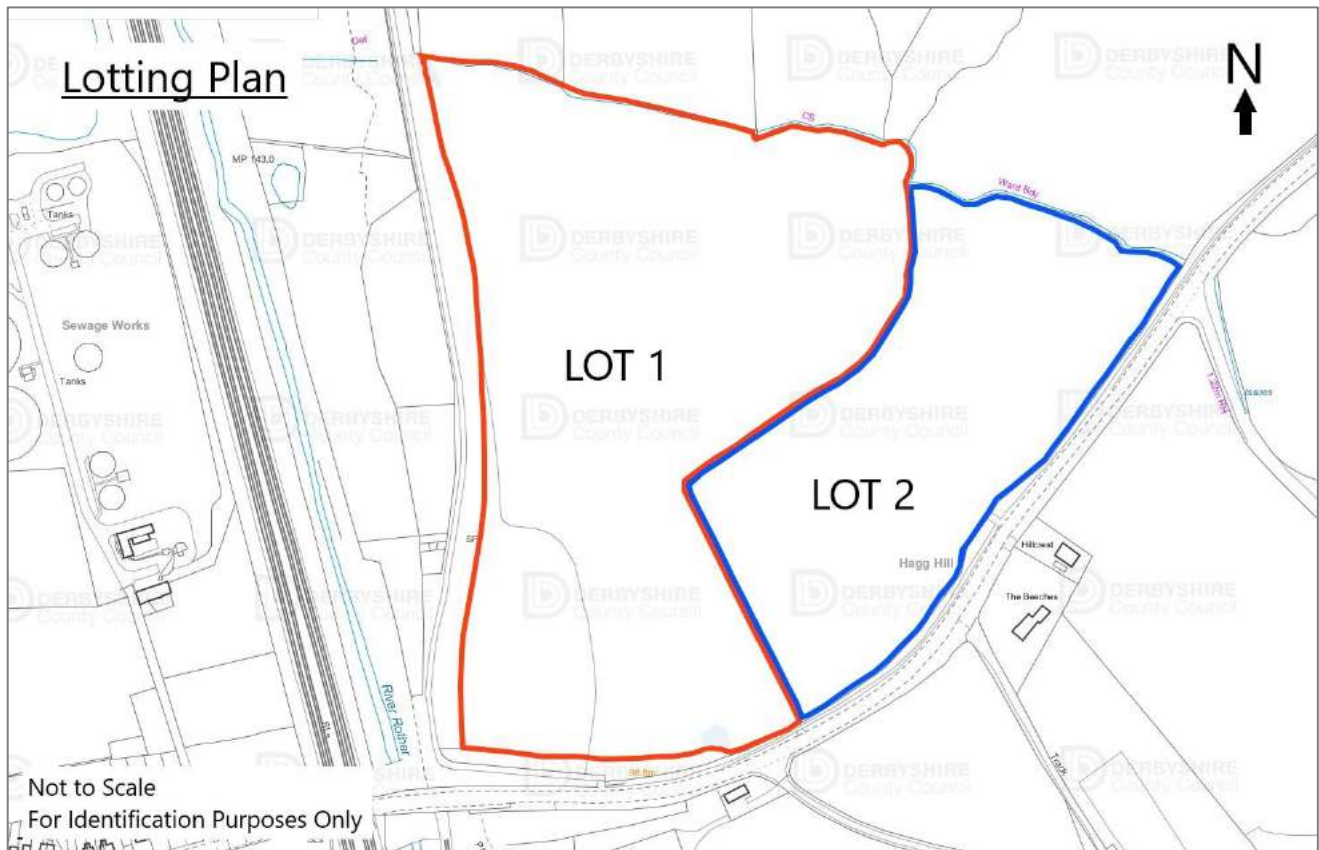
The property lies within open countryside and is designated by North East Derbyshire District Council as a Local Settlement Gap within the emerging Local Plan (2014-2034) currently in examination.

Viewing

Viewing by inspection on site on possession of this brochure.

Local Authority

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





Important Note:

Miller & Miller 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 buyer's legal representatives prior to exchanging contracts.
3. Information provided in respect of planning and rating matters, interested parties are recommended to seek their own independent verification on such matters from the appropriate Local Authority.
4. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts.
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.
6. These details are for guidance only and do not constitute part of the contract for sale. Miller & Miller and their employees are not authorised to give any warranties or representations (written or oral) in relation to the sale. Buyers are advised to seek clarification on any points of particular interest, prior to pursuing their interest in this property.
7. Alterations to the details may be necessary during the marketing without notice.

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