

LAND FOR SALE
at Crow Lane
South West of Apperknowle
Dronfield
Offers Over: £155,000



18.50 acres or thereabouts
of Grassland
Close to Dronfield, Sheffield

Situation

We are pleased to offer for sale 18.50 acres or thereabouts of land, as shown edged red on the attached Site Plan, consisting of two fields north west of Crow Lane, between Unstone and Apperknowle, approximately 2.3km south east of the centre of Dronfield Town.

The land has the benefit of right of access from Crow Lane to the south.

The property is generally south facing, gently undulating and is currently down to grass suitable for mowing and grazing.



Land and Soil Quality

Natural England Agricultural Land Classification Maps mark the land as Grade 4

The property features Bardsey soil type; slowly permeable and seasonably waterlogged, dependant on climate, drainage and cropping.

Land of this soil type are suited for grass production for dairying and beef with some cereal production for feed.

Soils description provided by LandIS.



Tenure and Method of Sale

The property is being sold freehold with vacant possession by private treaty.

Overage

The sale of the land will be subject to an overage agreement for a period of 40 years whereby the vendors would receive 25% of any uplift in value in the event of development taking place other than equestrian or agriculture.



Rights of Way, Wayleaves and Easements

There is a right of access from Crow Lane along the route shown coloured blue on the attached Site Plan.

There are no formal public rights of way.

The land 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.



Basic Payment Scheme

We understand there are no entitlements available.

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

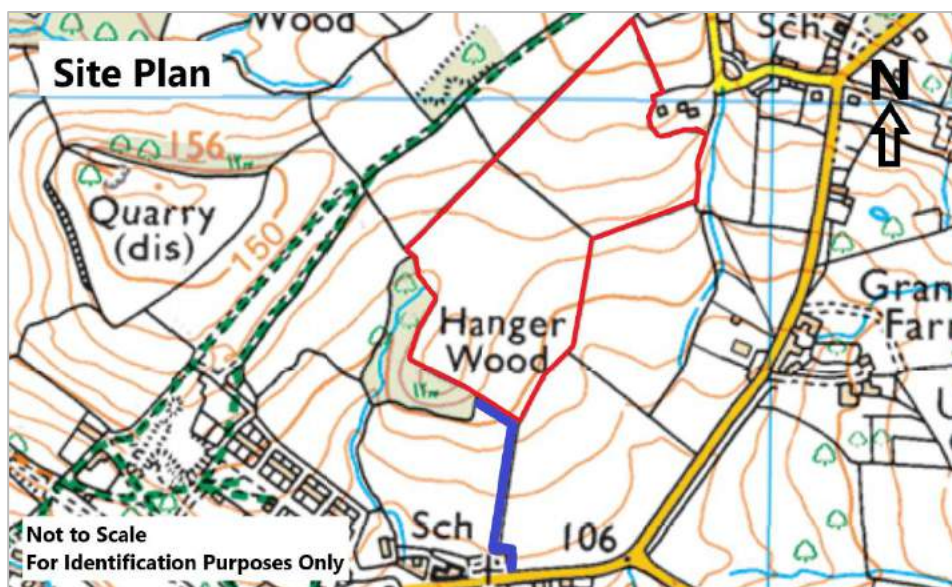
The property is currently designated by North East Derbyshire District Council as Green Belt and lies within open countryside.

Viewing

The property may be viewed by appointment through the Agents.

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.

For further information contact Joint Agents:

Miller & Miller
 Suite 5, Shirley House
 31 Psalter Lane
 Sheffield S11 8YL
 Tel: 0114 3270120

www.miller-miller.co.uk

W T Parker
 4 Gluman Gate
 Chesterfield
 S40 1QA
 Tel: 01246 232156

www.wtparker.com

