



Woodside Farm, Hulland Ward
Ashbourne, DE6 3ES

**Woodside Farm
Hulland Ward
Ashbourne
Derbyshire DE6 3ES**

Lot One

A most attractive farmstead to include 3 bedroomed detached residential property constructed some 4 years ago together with an extensive range of farm buildings and land in its entirety extending to 14.35 Acres (5.81 ha) or thereabouts

It should be noted that the property is subject to an Agricultural Occupancy Restriction.

Lot One: Offers over £550,000

Lot Two

Comprising land extending to 9.95 Acres (4.02 ha) or thereabouts together with agricultural building

Lot Two: Upwards of £10,000 per acre

All enquiries to Ashbourne Office 01335 342201



Situation

The property is situated in an enviable rural location and benefitting from swift lines of road communication throughout the general area. With the A50 and A38 roadways being relatively close to hand these allow ease of access throughout the entirety of the Midlands area.

Ashbourne	6 miles	Bakewell	18 miles
Uttoxeter	20 miles	Matlock	12 miles
Derby	11 miles		

Directions

From Ashbourne take the A517 towards Belper and on passing through the settlement of Hulland Ward fork right immediately prior to the Black Horse Public House. Follow the road along for a short way taking the next turning right onto Smith Hall Lane and follow the road along. At the "T" turn right and follow the road for a short distance and the property will be seen on the left hand side.

General Remarks

The sale of Woodside Farm provides a wonderful opportunity to acquire a well proportioned 3 bedroomed residential property constructed to a good standard some 4 years ago. Also included within the sale are a range of most serviceable and extensive farm buildings together with productive grassland and five berth caravan site. This property extends to 14.35 acres (5.81 ha) or thereabouts. There is further opportunity to purchase Lot Two comprising grassland and further building extending to 9.95 acres (4.02 ha) which can be included within the purchase of Lot One or alternatively as a separate lot.

Description

A well presented 3 bedroom detached property having been constructed in 2017 with brick work elevations, gas fired central heating system (bottled gas) and three phase electricity supply. The property benefits from pleasant lawned gardens to the front having a south facing position and further raised decking area and raised vegetable patch.

The accommodation comprises:

Entrance Hallway

With radiator and door to the rear.

Utility Room (3.51m x 1.88m)

Range of wall and base units and drainer sink.

Cloakroom

With wc and wash hand basin



Open Plan Kitchen/Dining Area (6.83m x 4.04m)

With a range of wall and base units, laminate flooring, solid fuel log burner in tiled hearth and brick surround. Drainer sink. Patio doors to the front garden.

Open Plan Living Area (4.73m x 4.66m)

With multi fuel fire in bricked surround and laminate flooring.

At First Floor Level:

Landing

Bedroom One (4.61m x 4.05m)

With laminate flooring and

En Suite

With wc , wash hand basin and shower

Family Bathroom

With wc, wash hand basin and bath.

Bedroom Two (3.34m x 3.04m)

With fitted wardrobes

Bedroom Three (3.35m x 3.03m)

With laminate floor

Stairs to Second Floor Level:

With boarded out full length accommodation and two velux windows.

NB: Agricultural Occupancy Restriction

It should be noted that the occupation of the property is subject to an Agricultural Occupancy Restriction



Farm Buildings

Situated to the side of the residential element and comprising briefly as follows:

Five Bay Agricultural Building (22.7m x 9.0m)

With part concrete panel and Yorkshire boarded sides, overhang.
Open fronted and currently used as livestock housing.

Six Bay Agricultural Building (27.2m x 9.0m)

Of a similar construction and currently used for fodder storage.

Six Bay Agricultural Building (27.2m x 9.0m)

With part concrete panelled walls and currently used for cattle housing.

Hard Standing Storage Area

Three Bay Fodder/Machinery Store (13.6m x 9m)

Three Bay Machinery Store (13.6m x 9m)

With electricity and lighting. Part concrete panel walls.

Poly Tunnel One (22.7m x 9m)

Poly Tunnel Two (22.7m x 9m)

Two Bay Pole Barn (10.6m x 9m)

Six Bay Agricultural Building (27.2m x 9m)

Being single pitch with concrete panelled walls and currently used for sheep housing.

The Land

Included with the sale is pasture land which in its entirety extends to 14.35 acres (5.81 ha). The land is generally flat or gently sloping in gradient and in the main suited to both grazing and cropping purposes.

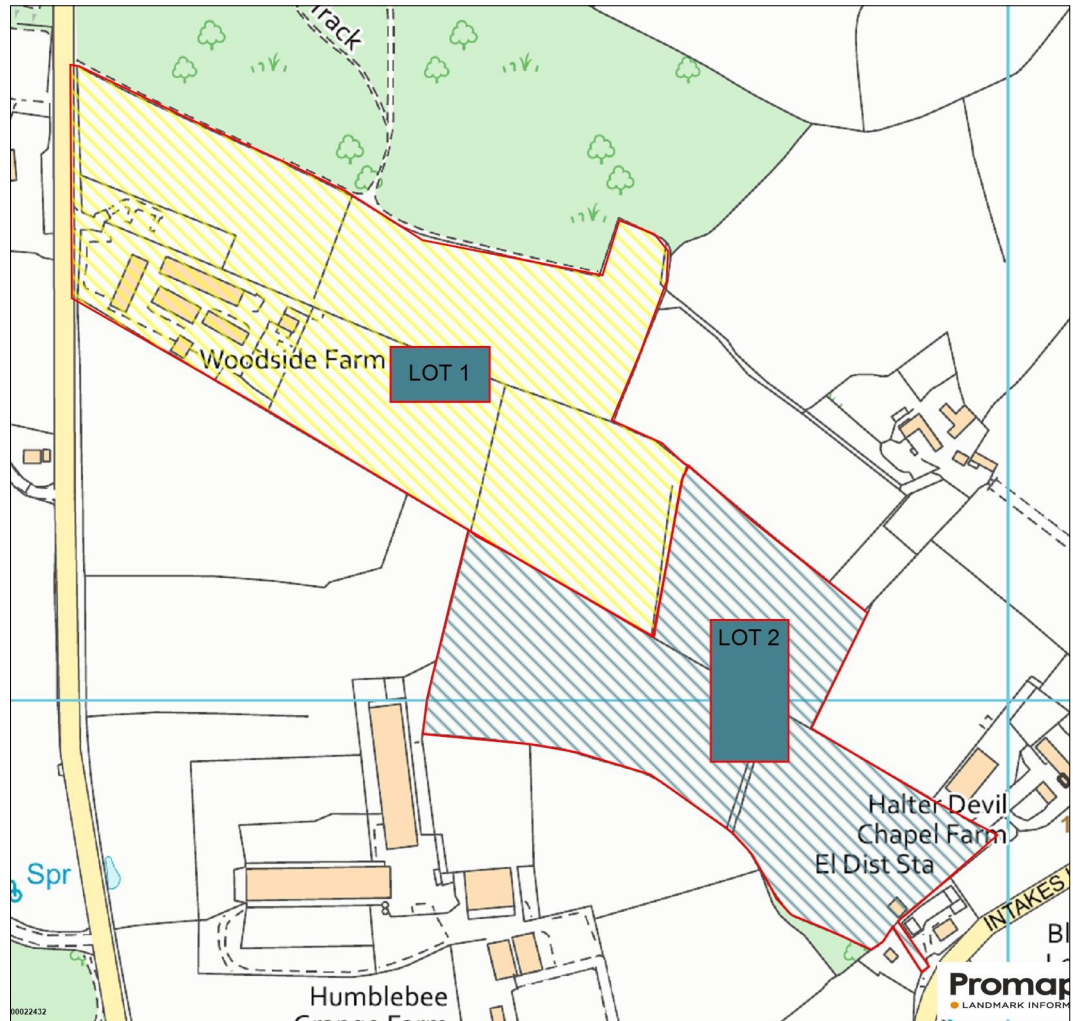
Also included within the sale is a five berth hook up Caravan Site with 16 amp electric hook ups and taps between pitches. This area also benefits from a chemical tank and is currently open for the majority of the year.

Mains water is available to some of the fields and the land generally speaking of a sound agricultural nature.

Lot Two

Land as identified on the plan shaded blue as Lot Two and extending to **9.95 acres (4.02 ha)**.

The land is again either flat or gently sloping in gradient with the majority having been reseeded within the last 6 years. The land benefits from a separate access and including a two bay **Pole Barn (10.6m x 7.5m)** with sheeted sides and being open fronted.





General Remarks

Tenure and Possession

The property is offered freehold and with vacant possession upon completion of the purchase.

Please note that the occupation of the property is subject to a standard Agricultural Occupancy Restriction.

Services

Mains water and electricity service the farm house and farm buildings together with a further three phase electricity supply. We further understand that mains water services a number of the fields. The property benefits from a septic tank drainage system. Bottled gas central heating system.

Viewing

Strictly by appointment with the Ashbourne Office of the Sole Agents. All enquiries should be addressed to Bagshaws LLP on 01335 342201 or email: ashbourne@bagshaws.com

Basic Payment Scheme

The vendor will be submitting a Basic Payment Scheme Claim for 2021 year. The purchaser will be required to meet the RPA Cross Compliance Rules regarding the claim year and indemnify the vendor against any breach of the scheme requirements. It should be noted that no Basic Payment Scheme Entitlements are included within the sale although they may be available by separate negotiation.

Fixtures and Fittings

Only those items referred to in the particulars are included within the sale.

Rights of Way, Wayleaves and Easements

The land is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Timber and Sporting Rights

All timber and sporting rights are included within the sale as far as we are aware.

Mineral Rights

Please note mineral rights are only available to a proportion of the land.

Dilapidations and Ingoing Valuation

There will be no ingoing valuation and neither will any allowance be made in respect of any dilapidations that there may be.

Vendors Solicitors:

J H Powell and Co
Cathedral Chambers
Amen Alley
Derby
DE1 3GT
T: 01332 372211

Local Authority

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire, DE4 3NN.
T: 01629 761100

Council Tax Banding

The Council Tax Band is D

Energy Performance Certificate

The property has an EPC rating of B

EPC CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Method of Sale

The property is to be offered for sale by Private Treaty.

Areas and Measurements

Please note all areas are based on computer Pro Map plans and these and property measurements are given for guidance only.

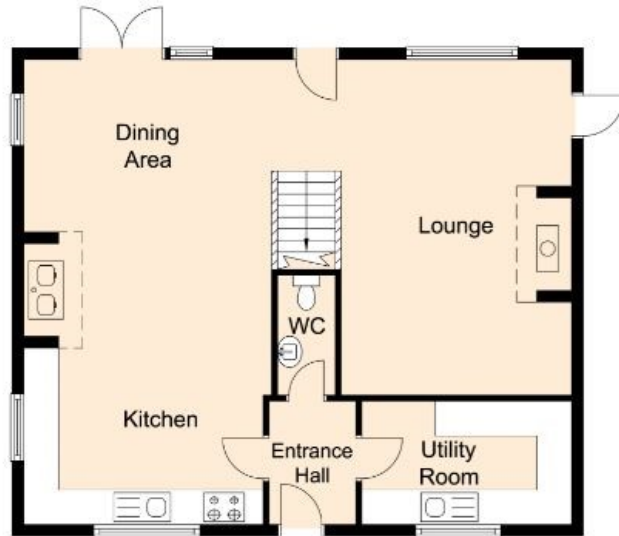
Money Laundering Regulations

Please note that all purchasers must provide two forms of identification to comply with the Money Laundering Regulations 2017. This means that a passport or driving licence together with a utility bill for proof of address.

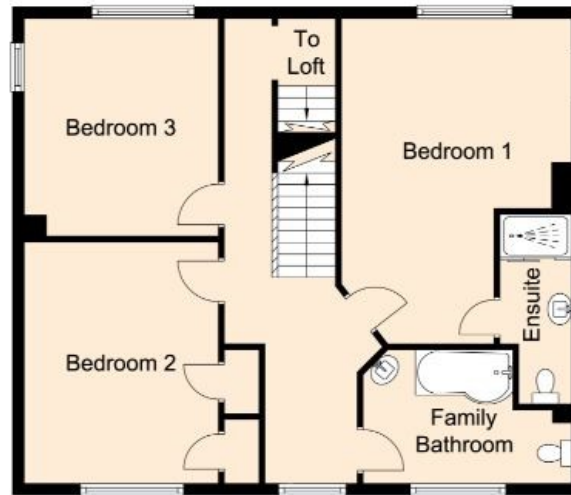
Agents Note

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.

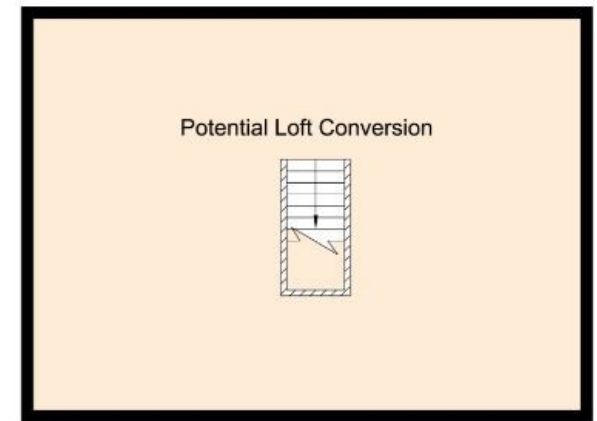
Ground Floor



First Floor



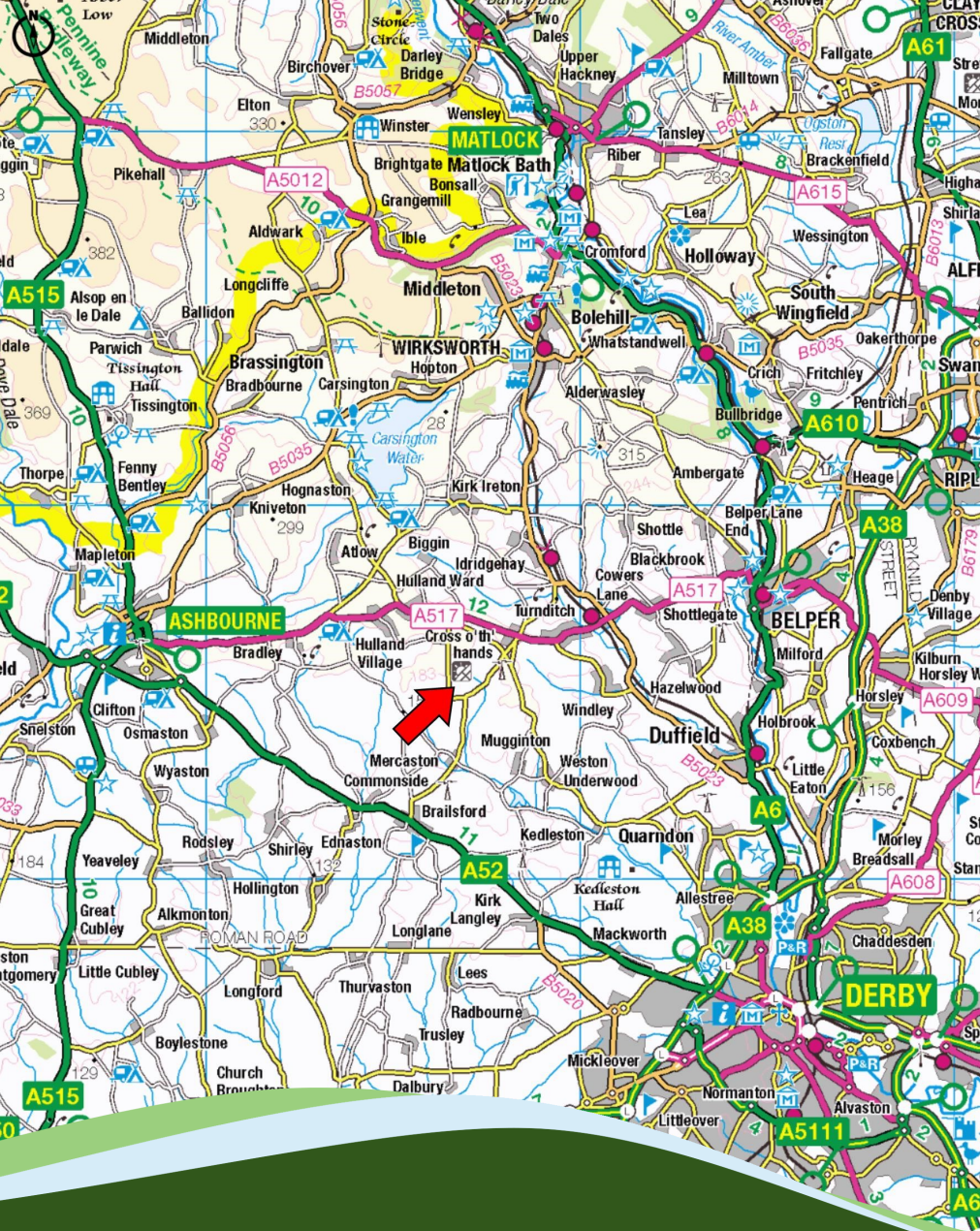
Second Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First





BAGSHAW'S

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Land • Property • Livestock

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