

FREEHOLD

WITH VACANT POSSESSION

**A MOST VALUABLE DAIRY FARM
EXTENDING TO 156 ACRES
WITH MILK QUOTA
SINGLE PAYMENT ENTITLEMENTS**

AND

**PLANNING CONSENT FOR AGRICULTURAL
WORKERS DWELLING**

KNOWN AS

**HOME FARM
THE OUTWOODS
RIGGA LANE
DUFFIELD
DERBY
DE56 4BP**

FOR SALE BY PRIVATE TREATY

Vendors Solicitors:
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Belper
Derby, DE56 1AR
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**HOME FARM, THE OUTWOODS
RIGGA LANE, DUFFIELD
EXTENDING TO 156 ACRES**



SITUATION

Home Farm standing in an elevated rural position off Eaton Bank between Duffield and Little Eaton and is approached via a long driveway from Rigga Lane. The city of Derby is only 4 miles away and the A38 only 2 miles which allows excellent access to the motorway network. The larger cities of Nottingham and Sheffield are within easy reach while the property is within the catchments area of excellent local primary and secondary schools.

DESCRIPTION

This valuable dairy farm extends to almost 170 Acres and includes a spacious 4 Bedroomed Farmhouse, a range of farm buildings, providing cubicles for 132, 16/8 Herringbone Milking Parlour, Collecting Yard, Calving Boxes, Loose Boxes and Stables, Open Silage Yard, Slurry Store, Recently constructed General Purpose Shed and 168 Acres of Productive Grassland. The farm also has the benefit of planning consent for an additional 3 Bedroomed Detached House (subject to Agricultural Planning Consent)

ACCOMMODATION

The Stone and Slate constructed semi detached farmhouse has Oil Fuel Central Heating and the following accommodation:

FRONT ENTRANCE	with second staircase off
LOUNGE	16'6 x 15'11 with boarded floor, open fireplace with tiled surround. Cupboard in Recess under stairs, CH radiator.
DINING KITCHEN	16'7 x 15'11 with quarry tiled floor, Rayburn Oil Fired Range supplying central heating and hot water. Kitchen base and wall units with work tops, ceramic 2 Bowl Sink Unit, Stoves 4 Ring Electric Hob and Oven.
WALK IN PANTRY UNDER STAIRS	
UTILITY ROOM	with Stainless Steel Single Drainer Sink Unit, Plumbing for Auto Washing Machine and Electric Cooker point.
REAR ENTRANCE PORCH	
CLOAK ROOM	with WC
STAIRCASE TO FIRST FLOOR LANDING	with CH radiator
SHOWER ROOM	with WC, Hand Wash Basin and Corner Shower Cubicle with Quantronic Electric Shower Unit
BEDROOM OVER KITCHEN	10'8 x 7'5 with boarded floor and CH radiator
BATHROOM	with whole suite comprising panelled bath, pedestal wash basin and WC. Airing Cupboard containing Insulated Hot Cylinder with Immersion Heater.
BEDROOM OVER LOUNGE	18'5 (max) x 12'4 with boarded floor and CH radiator

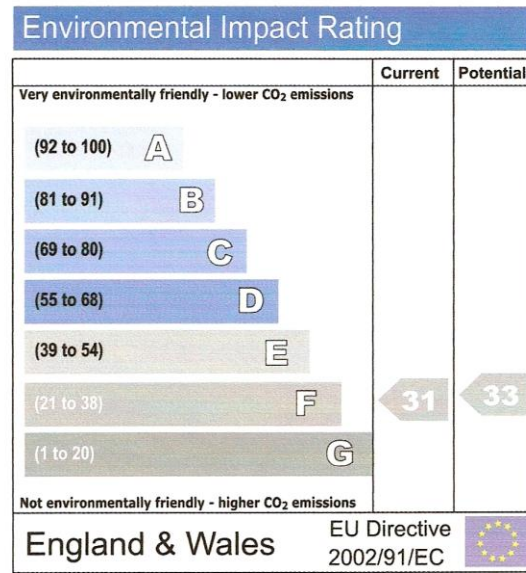
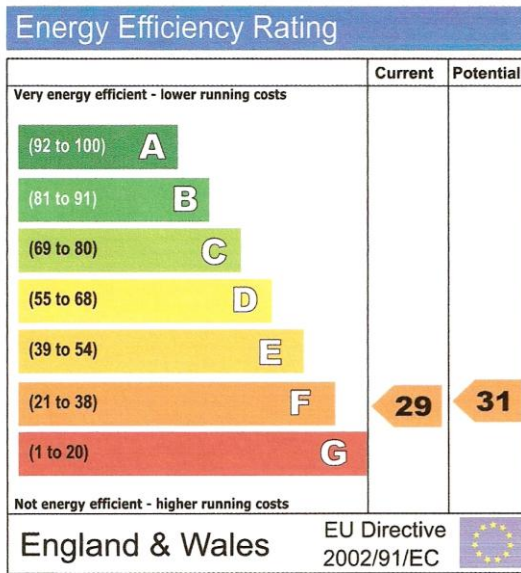
SECONDARY STAIRCASE AND LANDING

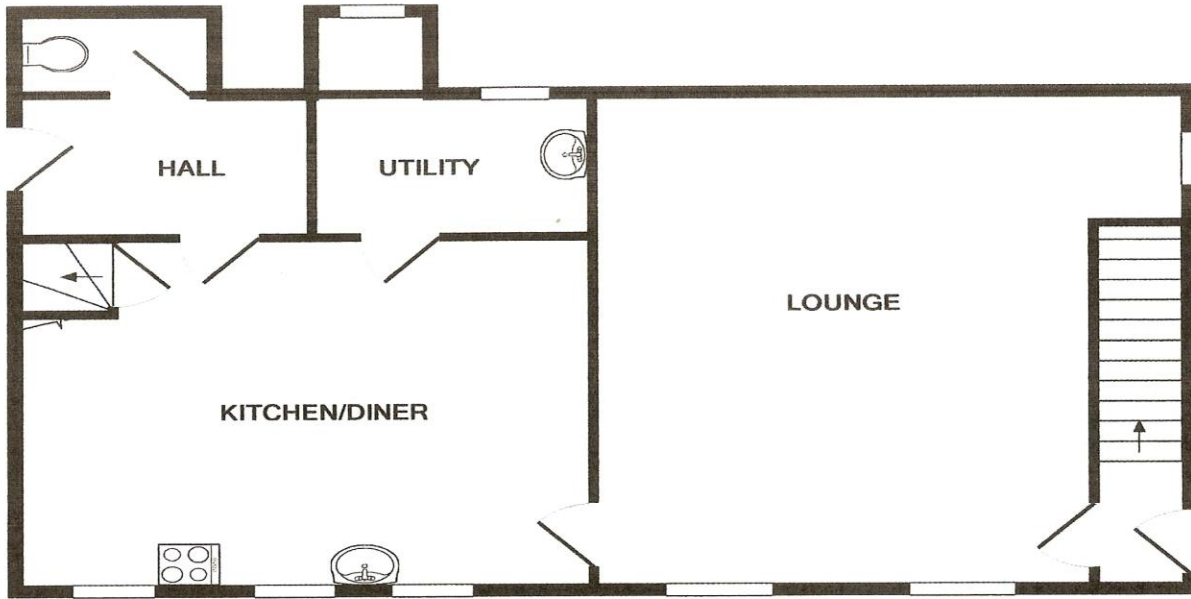
**BEDROOM OVER
LOUNGE**

11'8 x 7'10 with boarded floor and CH radiator

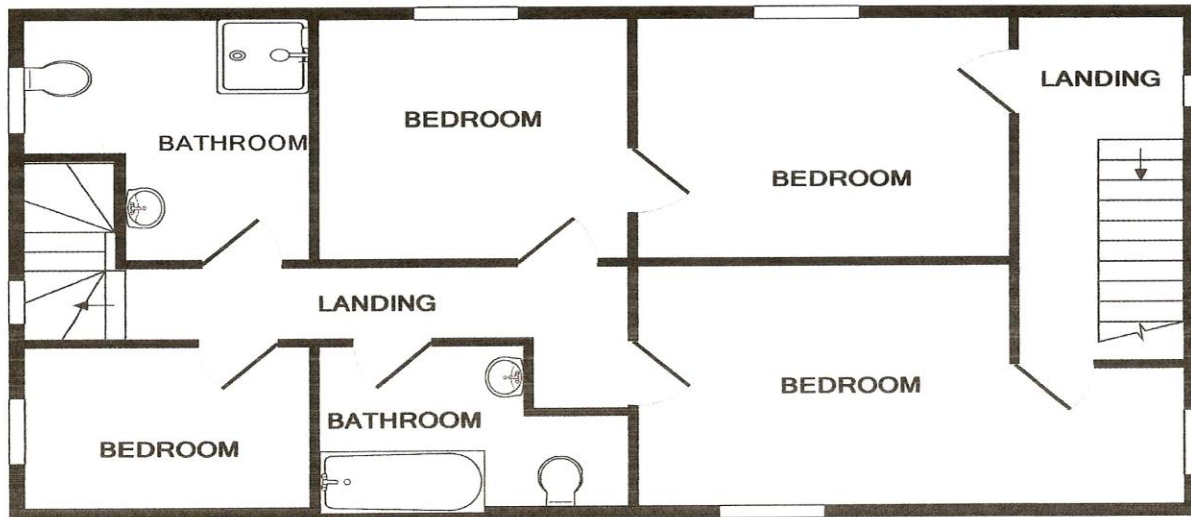
**BEDROOM OVER
UTILITY**

13'1 x 9'6 with boarded floor and CH radiator





GROUND FLOOR



1ST FLOOR

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
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OUTSIDE

STORE/OFFICE (to front)
WC

COURTYARD
GARDEN STORE
Stone Steps to Path

OUTBUILDINGS

Concrete Block Range comprising: FUEL STORE
DOG KENNEL
GARDEN AND TOOL STORE

Brick and Profile Sheeted Range of 4 LOOSE BOXES

5 Bay Portal Framed COVERED YARD with CANOPY 75' x 48'
with concrete section side panels and yorkshire boarded cladding

Concrete Block LOOSE BOX with LOFT OVER

Concrete Block Shed with 4 IAE Galvanised STABLE UNITS

Brick and Sheeted FORMER STABLE with brick manger and cast iron hay racks

OPEN SILAGE CLAMP with Earth bank and concrete floor

Concrete Block and Profile Sheeted Range comprising:

TOOL SHED
ENGINE ROOM
CHEMICAL STORE with water heater
TANK ROOM with Fullwood Darikool 5,500 Litre Bulk Milk Tank
16 STALL 8 POINT HERRINGBONE MILKING PARLOUR
With Fullwood Auger Master Feeders and Corn Store above

Concrete Block and Steel Portal Framed Buildings comprising:

COLLECTING YARD and single row of CUBICLES for 28
Double Row of CUBICLES for 58
2 CALVING BOXES
Single Row of CUBICLES for 28
DOUBLE FEED PASSAGE with centre manger
CUBICLES for 18 with Feed Area
Concrete Yard

5 Bay Steel and Asbestos CATTLE YARD with LEAN TO
SLURRY STORE with Manure Ramp



SITE OF PROPOSED NEW DWELLING



LAND

Schedule

Map No.	OS No.	Description	SPS Eligible Area	Acreage
SK3542	7565	House, Yard and Buildings		1.82
SK3542	8173	Paddock and Pond	.80	1.94
SK3542	6870	Paddock	.30	.74
SK3542	7276	Pond		.23
SK3542	6080	Grass	3.55	8.80
SK3542	5894	Grass	2.78	7.04
SK3543	5909	Grass	3.22	9.26
SK3543	7011	Grass	.55	
SK3543	7725	Grass	.76	
	7817	Grass	1.98	13.68
	7906	Grass	2.85	
SK3543	7339	Grass	3.17	
SK3543	8643	Grass	3.81	9.34
SK3543	0123	Little Farleys Wood		12.10
SK3543	9906	Grass and Path	4.63	11.44
SK3542	7884	Grass	1.59	6.29
	8887	Grass	.86	
SK3642	1795	Grass	2.30	5.72
SK3643	1707	Grass and Path	2.08	5.04
SK3643	2809	Wood	.52	1.20
SK3642	2989	Grass	2.86	7.12
SK3642	2379	Grass	2.69	6.73
SK3642	8971	Grass	1.51	22.41
SK3642	9975	Grass	1.56	
SK3642	0784	Grass	1.12	
SK3642	1477	Grass	1.32	
SK3642	0765	Grass	1.98	
SK3642	1662	Grass	1.50	
SK3542	8061	Grass	.62	
SK3542	9058	Grass	1.97	10.33
SK3542	0453	Grass	1.65	7.20
SK3542	9144	Grass	1.49	
SK3642	0342	Grass	<u>1.42</u>	
			57.44	156.17
			Hectares	Acres

TOTAL 156.17 OR THEREABOUTS

PLAN

The farm is shown edged red on the attached plan

SERVICES

Mains Water, Electricity and Sewer are connected.
Mains Gas is situated in Rigga Lane

LOCAL AUTHORITY

Erewash Borough Council Town Hall Long Eaton NG10 1HU

COUNCIL TAX

Band D £1,490.33 per annum

PLANNING PERMISSION

Planning consent was granted on 28 April 2010 by Erewash Borough Council (Ref.ERE/0210/0041) for the Erection of a Detached Agricultural Works Dwelling situated in OS6870 and provides a spacious 3 Bedroom Cottage with the following accommodation: HALL, LOUNGE, DINING ROOM, KITCHEN, SHOWER/UTILITY, CLOAKROOM, 3 BEDROOMS AND BATHROOM (Further Details and Plans are available from the Auctioneers on request)

SINGLE PAYMENT SCHEME

The land is registered with the Rural Payments Agency and 67.87 Hectares of Entitlements will be transferred with the farm.
(2009 Unit Value of Entitlements was £270.33)

MILK QUOTA

1,075,723 Litres of Ordinary Wholesale Milk Quota (Butterfat Base 3.916591%) will be transferred with the farm.

VALUATION

The Purchaser will take to the 2010 Wrapped Silage Bales at valuation in addition to the purchase price. The valuation will be announced at the time of sale.

FARM STOCK SALE

The Vendors reserve the right to hold a farmstock sale on the premises prior to completion.

OPTION TO PURCHASE

The Purchaser will have the option to purchase the farm as described above amounting to 169.83 Acres or 147.78 Acres which will exclude OS No. 1707, 2625 and 2809 amounting to 22.05 Acres for £132,000 less than the purchase price for the whole.

VIEWING

Strictly By Appointment with the Auctioneers

