



Lot Two

Land at Longlands Lane

Findern



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Findern

Derbyshire

DE65 6AH

Lot One extending to 3.72 Acres (1.505 Ha)

Comprising two grassland fields to the north of Longlands Lane

Offers Over £50,000

Lot Two: extending to 11.35 Acres in total (4.593 Ha)

Land to the west of Longlands Lane including grass fields and woodland

Offers in excess of £125,000

Description: A great opportunity to purchase some grazing and amenity land in a convenient location near to the edge of Findern Village.

Lot One which amounts to 3.72 acres (1.505 ha) comprises of two grass fields and a derelict timber stable. Direct lane frontage.

Lot Two which extends to 7.65 acres (3.095 ha) of grazing and 3.7 Acres (1.497 Ha) woodland is a very attractive and diverse block of land which includes two pasture fields and a lovely block of mature woodland. This also has direct access onto the lane.

Location:

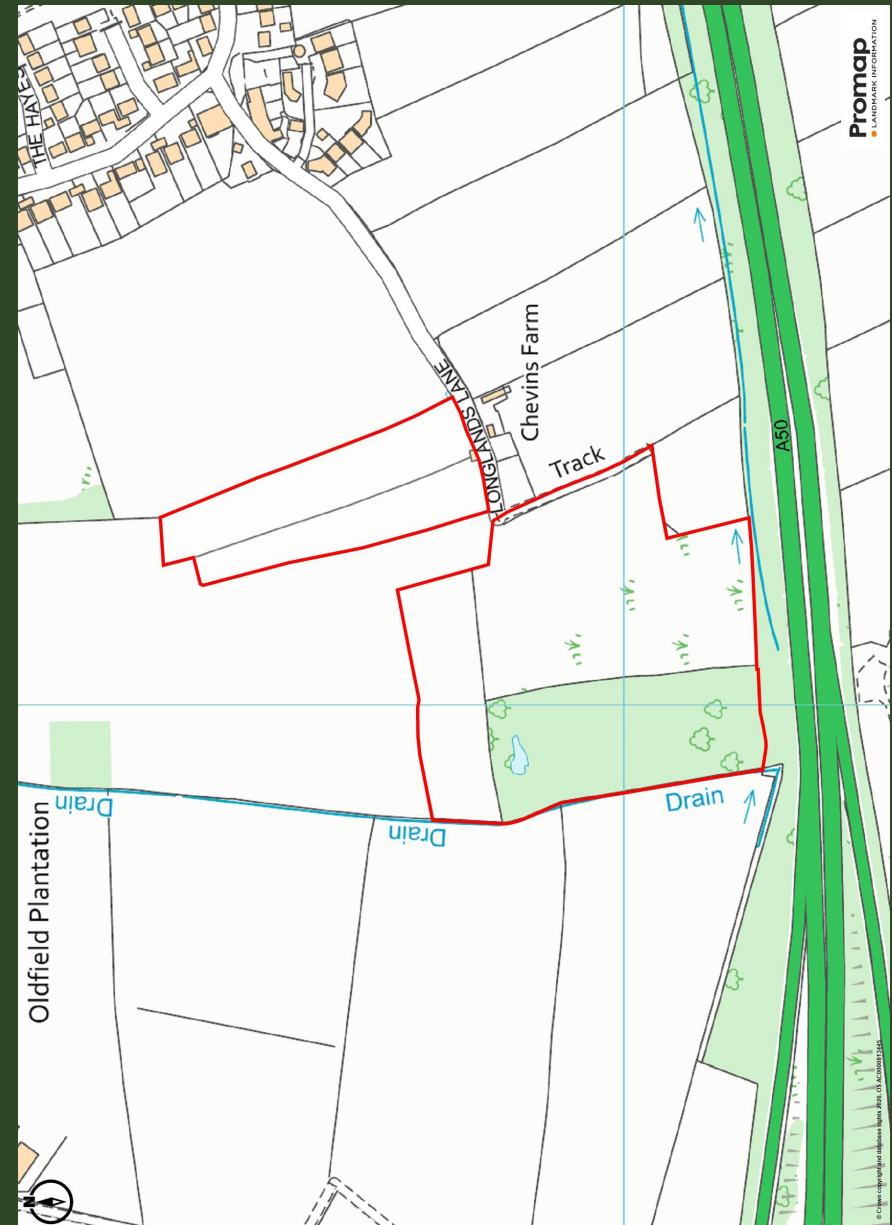
What3words : roost.flaked.releasing



Ashbourne Office - 01335 342201



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Directions:

From the centre of the village follow Doles Lane which runs into Main Street which in turn runs into Heath Lane. Longlands meet the junction between Heath Lane and Main Street. Follow Longlands Lane to the end. It is a dead end road.

Services:

We are not aware of any mains services connected to the land. Prospective purchasers must satisfy themselves as to the availability and suitability of all services.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Timber, Sporting and Mineral Rights:

Timber, sporting and minerals are included in as far as they exist..

Contribution to Vendors Costs

The purchasers will be required to pay a contribution of £2000 plus VAT **per lot** in respect of the vendor's agents fees.

Viewing:

The land may be viewed unaccompanied within daylight hours whilst in possession of a copy of these particulars. The gates may be locked so please arrange to contact the Ashbourne Office of the sole agents on 01335 342201 or email Ashbourne@bagshaws.com for access arrangements.

Rights of Way, Wayleaves and Easements:

We understand that there is a right of way along the side of Lot Two to an adjoining field and part of Longlands Plantation.

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

Method of Sale:

The land is for sale by private treaty.

Land Classification

The land is classified as Grade 3 under the MAFF Agricultural Land Classification Scheme.

Local Authority:

South Derbyshire District Council, Civic Way, Swadlincote, DE11 0AH

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





Lot One



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