

“The Rocks” - Building and Land

Biggin by Hartington

BAGSHAWS EST 1871
Land • Property • Livestock

“The Rocks”
Building and Land
Biggin by Hartington
Derbyshire, SK17 0DQ

6.30 ac

An exciting opportunity to purchase a former calcite crushing plant building and land extending to 6.30 acres approximately, with purpose-built wide drive gated access and direct footpath access to the Tissington Trail.

Delightfully located on the edge of Biggin by Hartington next to the Tissington Trail, popular with walkers and ramblers alike, within the Peak District National Park enjoying stunning far-reaching views over the surrounding countryside.

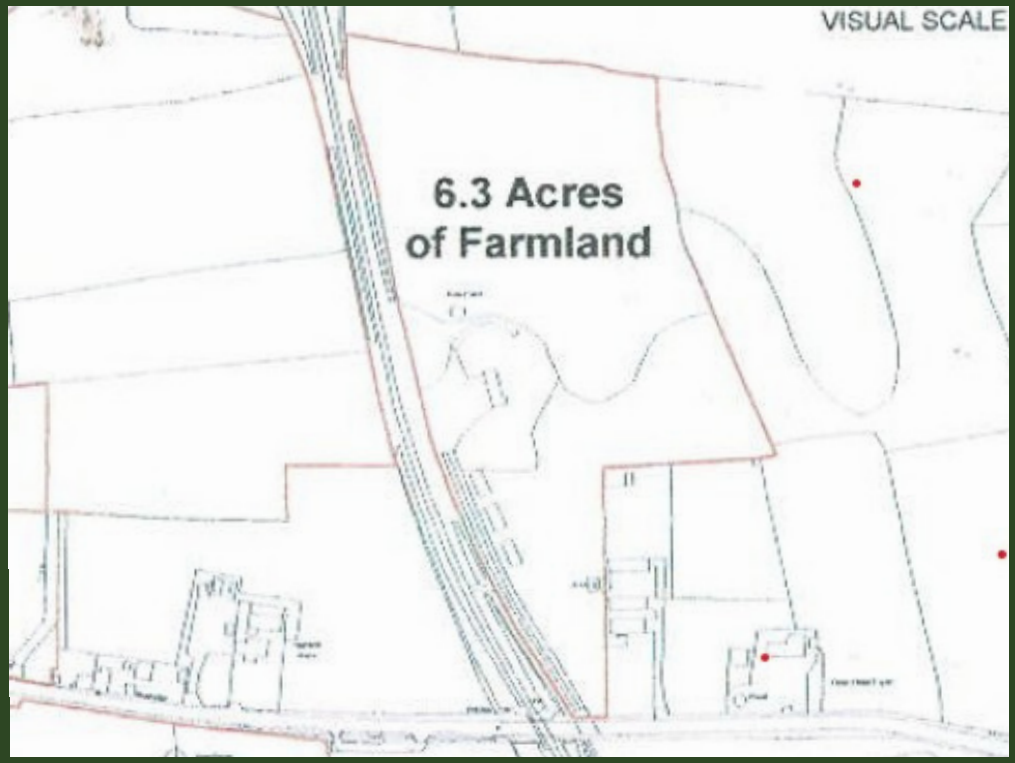
Asking Price: £300,000

Ashbourne Office - 01335 342201

ashbourne@bagshaws.com

Description:
The site is splendidly well located next to the Tissington Trail and is accessed via a long private drive leading to a gated access providing vehicular access on to the lower level of the site. The site gently ascends from the lower entrance with the former calcite crushing plan building built into the bank. Subject to obtaining necessary consent this site is ideally located for those with leisure interests.

As the name would suggest the land is rocky but has been used for grazing in recent times. Beside the access drvie, just inside the land are the bases of three former prisoner of war camp buildings The views enjoyed from the site are simply stunning panoramic views back over the village to the beatuiful surrounding countryside.





Directions:
what3words; abruptly.resides.evoke

Services:
There is a water trough on the land but the source of the supply is unknown; therefore, a buyer should satisfy themselves as to the supply being continued.
It is thought that electricity should be readily available as there is an electric substation on the land, however a buyer should make there own enquiries in relation to viability and costs of connecting the supply to the site.

Tenure and Possession:
The land is sold freehold with vacant possession upon completion.

Viewing:
The land may be viewed at any reasonable time in daylight hours, when in possession of a copy of these particulars. Please ensure you park carefully on the access drive and enter the land on foot only. Do not enter the building under any circumstances and ensure gates are closed and the site is left secure as there may be animals grazing on the land.

Rights of Way, Wayleaves and Easements:
The property 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.

We understand there is a footpath which crosses the land and a further footpath providing direct access to and from the Tissington Trail from the access drive. On the south-eastern corner of the land is an electrical substation which is not within the ownership of the property, and it is believed a easement /wayleave is in place to ensure access is permitted.

Covenants on the Land:
The vendor intends to restrict the use of the land by way of a covenant to not permit use of the land for camping or caravaning at any time.

Local Authority:
Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN

Planning Authority - Peak District National Park, Aldern House, Baslow Road, Bakewell, Derbyshire, DE45 1AE

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.





BURY & HILTON
Part of the Bagshaws Partnership

BAGSHAWS EST 1871
Land · Property · Livestock

Vine House, Ashbourne, Derbyshire, DE6 1AE
T : 01335 342201
E : ashbourne@bagshaws.com
www.bagshaws.com
In partnership with Bury and Hilton

Bagshaws
Ashbourne 01335 342201
Bakewell 01629 812777
Uttoxeter 01889 562811

Bury & Hilton
Leek 01538 383344

RICS CAAV rightmove OnTheMarket.com The Property Ombudsman