



Land off Denstone Lane
Alton



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Alton
Staffordshire



6.24ac

An opportunity to purchase approximately 6.24 acres (2.52 hectares) of grassland, with roadside access and mains water, near to the village of Alton.

Guide Price:

£100,000 to £120,000



Ashbourne Office - 01335 342201



Ashbourne@bagshaws.com

Description:

The sale of this land offers the opportunity to purchase a parcel of grassland providing a mixture of both mowing and grazing and suitable for all livestock, with mains water connected. The land extends to approximately 6.24 acres (2.52 hectares). The land has roadside access off Denstone Lane through a vehicle gateway to the south boundary. The boundaries are hedgerows and they are set back from the road to ensure safe off road access to offload livestock.

Location:

The land is situated in a rural location on the edge of the village of Denstone. The land lies approximately 7.0 miles from Uttoxeter and 8.5 miles from Ashbourne.

Directions:

When exiting Denstone Farm Shop, turn right onto the B5031. At the roundabout take the first exit on to the B5032 (Denstone Lane) and continue for approximately 1.4 miles, where the property will be located on the right hand side, as indicated by our For Sale Board.

What 3 Words: ///loser.eggplants.highlighted

Services:

The land has a metered mains water supply. We are not aware of any other services connected. 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.

Sporting and Timber Rights:

It is understood that these are included in the sale as far as they exist.

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully on Denstone Lane.

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.

Method of Sale:

The land is offered for sale by Private Treaty.

Solicitors:

MOR Solicitors, 4 Bankside, 128 Middleton Road, Bognor Regis, West Sussex, PO22 6DB.

Local Authority:

East Staffordshire Borough Council, PO Box 8045, Burton-Upon-Trent, DE14 9JG.

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.



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