

Gravelpit Hill

Hartshorne

BAGSHAWS
Land • Property • Livestock
EST 1871

Amenity Land
Gravelpit Hill
Hartshorne

Derbyshire, DE11 7AW

0.43 ac

An unusual opportunity to purchase a block of amenity land with roadside access.

Deligthfully located in this lovely rural location, the land has been a haven for wildlife and enjoys views over the surrounding countryside.

The land contains many trees and shrubs with a more levelled hardstanding area near the gated access.

The land would provide an excellent opportunity for a variety of uses subject to obtaining necessary planning consent if a change of use is required. It had previously been used by the current owner for use by them for wild camping

Conveniently located on Gravelpit Hill at the top of Brook Street on the edge of Hartshorne which is close to the popular Repton village and attraction of Foremark Reservoir with walks over local footpaths enjoyed from the doorstep

Best and Final offers invited by Tuesday 1st December at 12 noon

Guide Price: offer over £20,000

Ashbourne Office - 01335 342201

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Directions:
what3words; bill.sketching.music

Services:
The site is not currently served by independent services, a buyer should satisfy themselves as to the cost and viability to bring any required services 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. Viewing is at a viewers own risk and they should be careful on the land to not access any areas which have not been cleared. Please ensure you you park carefully and only enter the land on foot.

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.

Additional Costs:
The purchaser will be required to pay a contribution of £3000 plus VAT towards the vendors costs.

Local Authority:
South Derbyshire District Council.

Method of Sale:
The site is offered for sale by Private Treaty with the **deadline for Best and Final offers to be received of 1st December 2026 at 12noon.**

Offers should be submitted in writing accompanied by proof of funds and acknowledgement that the additional costs will be payable in addition to the purchase price.

The vendor reserves the right to accept an offer prior to the offer deadline

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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