



Land off Derby Lane

Alkmonton



**Land off Derby Lane
Alkmonton
Ashbourne
Derbyshire**



**32.22 ac
(13.04 Ha)**

Bagshaws are pleased to bring to the market

16.4 acres of useful agricultural land and

15.82 acres of delightfully mature woodland.

This is available as a whole or in two lots and offers an excellent opportunity to acquire Grassland and woodland in an accessible location with good access onto Derby Lane.

The Grassland would be suitable for Grazing or equestrian purposes as offers a fairly flat area that gently slopes to the woodland

Guide Price:

Lot One: Agricultural Land £200,000

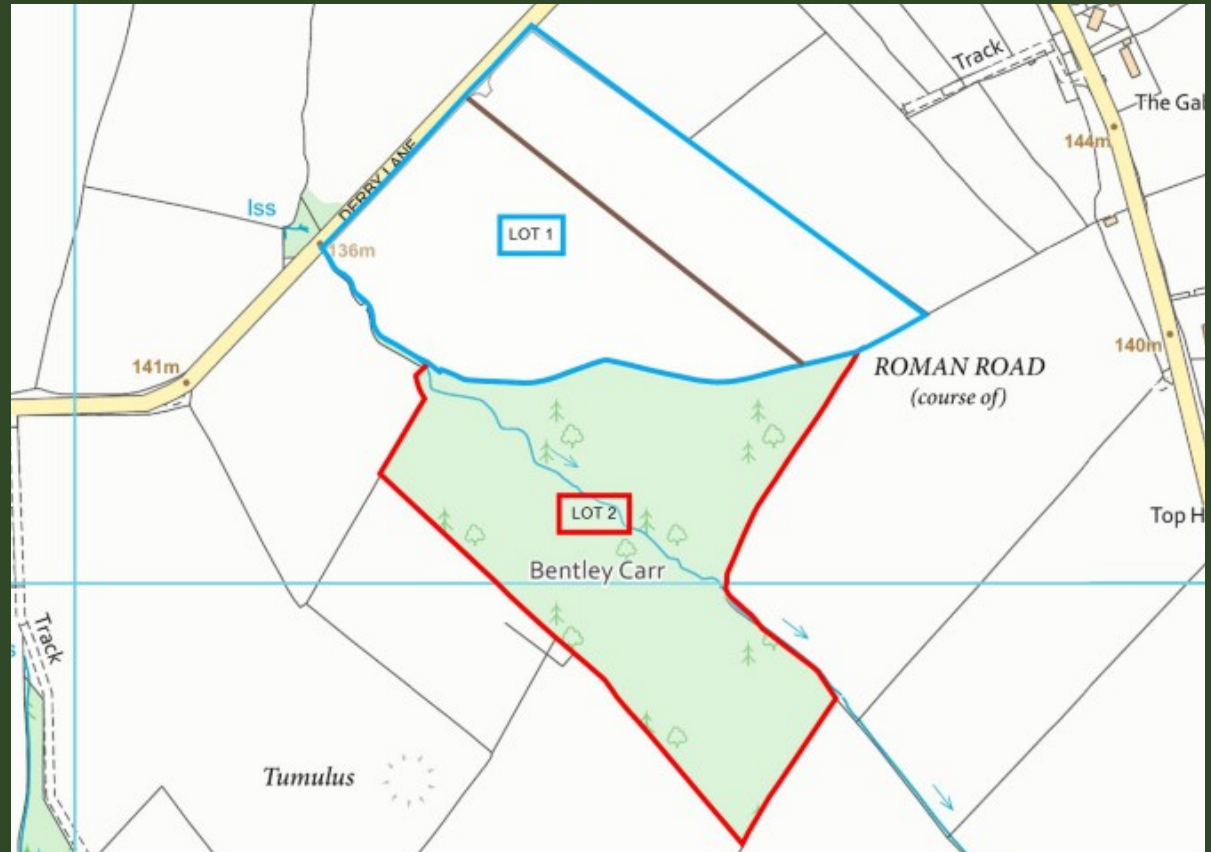
Lot Two: Woodland £160,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Description

The land is located between the villages of Cubley and Alkmonton and lies in attractive undulating countryside. A hard access road was constructed a few years ago and there was planning consent for a poultry shed on the land which has now expired.

The Pasture land is edged in Blue and the woodland is edged in red. The brown line is an indication of an access across the fields to the wood should they be sold separately. However this can be confirmed on sale.

Directions

Turn off the A515 to Cubley and proceed towards Alkmonton on Derby Lane. As you approach the end of the land the property will be seen on the right hand side identified by a Bagshaws "For Sale" board.

What3words ///walnuts. albatross. Capillary

Services: The Land is sold with no main services. Any buyer should make their own enquiries in relation to availability of connecting services.

Overage

It is the intention of the vendor to sell the land subject to an overage of 25% over 25years which would be triggered if planning consent for residential or commercial buildings were granted.

Tenure and Possession: The property is sold Freehold with vacant possession.

Sporting, Timber and Mineral 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 set of these particulars.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Areas: Please note all areas are based on computer pro map plans.

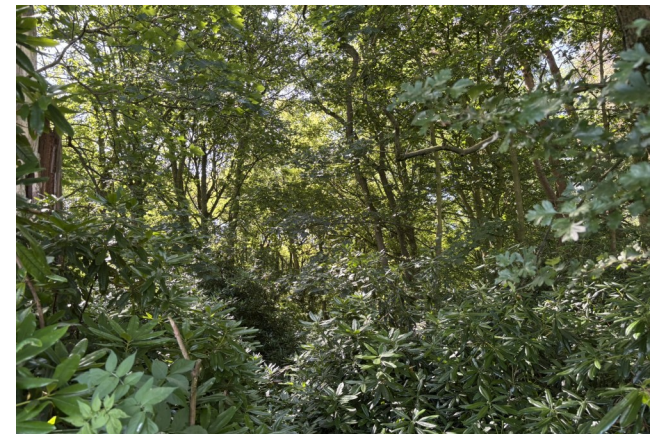
Local Authority: Derbyshire Dales District Council.

T: 01629 761100

Method of Sale: The property is for sale by private treaty.

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





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