



Land off Kniveton Lane Offcote



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Derbyshire, DE6 1JQ



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19.04
acre(s)

A useful block of well maintained grassland in three fields with gated access
The Land is generally level or with a gentle slope and has two access points along
the highway.

Guide Price

£200,000



Ashbourne - 01335 342201



ashbourne@bagshaws.com

Summary

A useful block of well maintained grassland in three fields with gated roadside
access

Description

The land has been well maintained and appears in good heart. It is generally level
or with a gentle slope and is enclosed by stock fencing and mature hedging, The
fields lead from one to the other and there are two accesses on to the highway.
It has been mown and grazed in recent years.

Location

The land is situated in a rural location between the villages of Kniveton and
Bradley and just over two miles from Ashbourne town centre

Directions

From Ashbourne proceed along the A517 towards Belper and after about 2 miles
there is a significant dip in the road with a warning sign and you turn left sign
posted to Kniveton. Follow this lane for just over 1.5 miles and you will find the
fields on your left as you proceed up the hill.

Services

buyers should satisfy themselves as to the potential to connect services. We
understand that there are no services currently connected.

Tenure and Possession

The land is sold freehold with vacant possession upon completion.

Timber, Sporting and Mineral Rights

Mineral, sporting and timber rights are believed to be in hand such as they exist
and any value is included within the sale.

Viewing

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

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 by private treaty.

Local Authority

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

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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