



Oak Tree Paddock

Mapperley



Oak Tree Paddock,
Mapperley Lane,
Mapperley,
Derbyshire,
DE7 6BW



1.45 ac

An excellent opportunity to purchase this lovely block of land with gated roadside access, hardstanding and timber outbuilding

The land is a fairly level single enclosure which gently slopes at its boundary to a brook which extends along the North and South boundaries.

The land has been used for equestrian grazing and mowing in recent times.

Conveniently located with access directly from Mapperley Lane

Best and final offers invited by

12 noon on Thursday 9th October 2025.

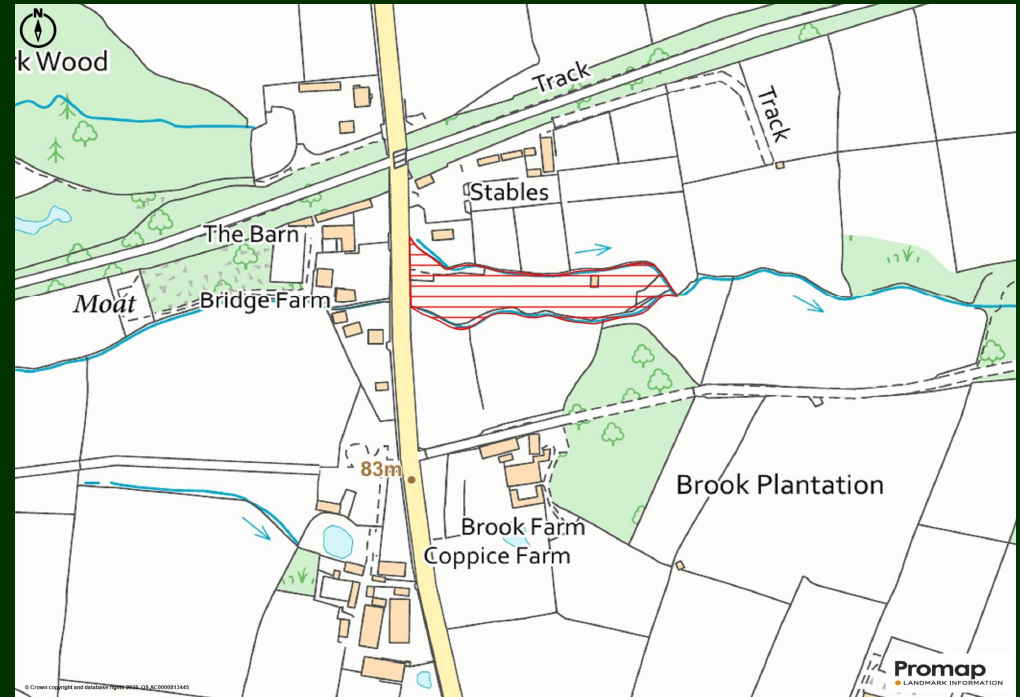
Guide Price: £20,000 - £30,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Services:

The land is sold with no mains services.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Local Authority:

Amber Valley Borough Council

Planning Permission

It is understood that the buildings on the site do not have formal planning consent.

Overage

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

Sporting, Timber and Mineral Rights:

Sporting, Timber and Mineral rights are believed to be included within the sale as far as we are aware

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Viewing is at own risk and viewers should be careful on the land and particular care to be taken if inspecting the brook boundary.

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.

Directions:

What3words - ///between.ounce.artichoke

Method of Sale:

The land is offered by Private Treaty - Best and final closing date for offers Thursday 9th October 2025 at 12 noon.

Additional costs:

The purchasers will be required to pay a contribution of £3000 including VAT towards the vendor's costs.

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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