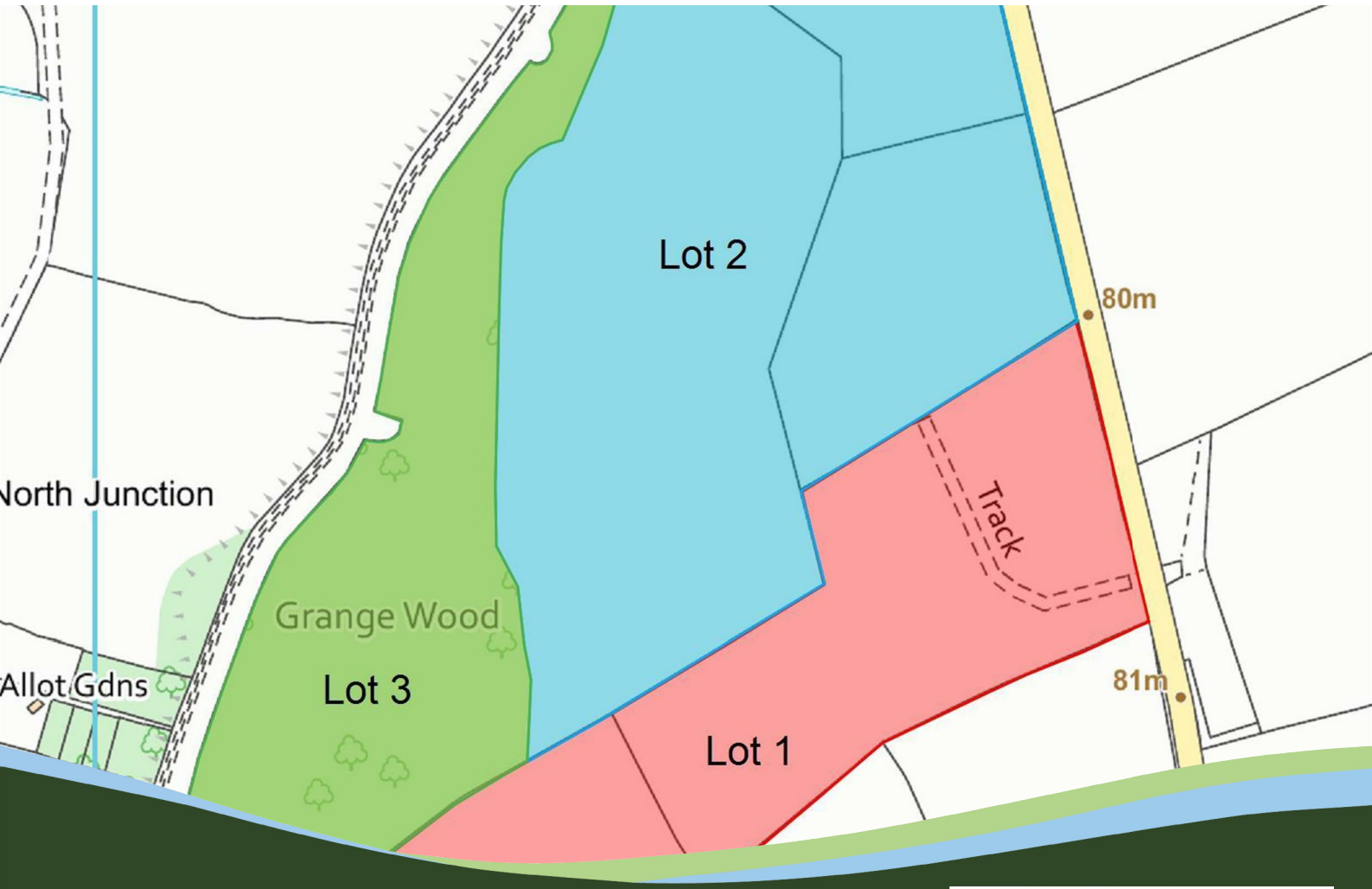

Lot Two Land off Cossall Road Trowell

BAGSHAWS
Land • Property • Livestock
EST 1871

Lot Two Land off Cossall Road Trowell

Nottinghamshire, NG9 3PG

0 | 0 | 0 | 21.63 acre(s)

An excellent opportunity to purchase farmland between Trowell and Cossall with good road frontage.

Offers Over

£200,000

Ashbourne - 01335 342201

ashbourne@bagshaws.com

Description

An excellent opportunity to purchase some productive farmland between Trowell and Cossall. The land is in pasture but has been in arable cultivation previously. It is in an excellent position with good road frontage and mains water to Lot One and potentially via a sub meter mains water to Lot Two.

In addition there is a delightful 8 acre woodland which is available to either purchasers if not sold as a whole

Location

Location: Good road frontage to Cossall Road.

What3words : noise .shade.upset

Directions

From Trowell take the Cossall Road and proceed out of the residential area and just after the brow of the hill the gateway will be seen on the left hand side. There is a further gateway if you proceed in the direction of Trowell which serves Lot Two..

Services

We are aware that mains water is connected to the Lot One and the water pipe then continues on through the land to Lot Two which serves Lot Two.

Tenure and Possession

The land is sold freehold with vacant possession upon completion.

Timber and Sporting Rights

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

Mineral Rights

Mineral rights are specifically excluded.

Land Classification and NVZ

The land is classified as Grade 4 and is within an NVZ area.

Viewing

The land can be viewed unaccompanied when in possession of these sales particulars during daylight hours. Please ensure all gates are left as found.

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 for sale by private treaty.

Local Authority

Broxtowe Borough Council, Foster Avenue, Beeston, NG9 1AB

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.

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.

BURY & HILTON EST 1903 Part of the Bagshaws Partnership

BAGSHAWS EST 1871 Land • Property • Livestock

Vine House Church Street, Ashbourne, Derbyshire, DE61AE

T: 01335 342201

E: ashbourne@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811

RICS CAAV rightmove OnTheMarket.com The Property Ombudsman tsi APPROVED CODE TRADINGSTANDARDS.UK