



Land off Burnaston Lane

Etwall, Derbyshire



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Etwall

Derbyshire, DE65 6LF



9.79 ac

An excellent opportunity to purchase a total of approximately 9.79 acres (3.962 hectares) of grassland located on the outskirts of the attractive village of Etwall.

Guide Price:

£130,000 — £150,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Description:

An attractive block of pastureland divided into two parcels located in a sought after part of Derbyshire suited to either mowing or grazing with some ridge and furrow for both agricultural or equestrian buyers alike, with the benefit of direct road access off Burnaston Lane.

Location:

The land is situated just outside the village of Etwall on Burnaston Lane, close to the A516 Junction of the A50 and 3 miles from the A38. Furthermore, the land is approximately 5 miles southwest of the centre of Derby and 3 miles to the northeast of the village of Hilton.



Directions:

Travelling either east or west on the A50, exit at the junction with the A516. Head north on the A516 following signs for Derby. At the Etwall Bypass island by the Seven Wells Pub, take the third exit into the village of Etwall for approximately half a mile. Take the first turning on the left coming into Etwall village, into Burnaston Lane. Continue out of the village for approximately half a mile and the land is on the left hand side, indicated by our For Sale Board.

What 3 words ///pretty.needed .chill

Services:

We understand there is a mains water connection to a field trough on the land. Prospective purchasers must satisfy themselves as to the availability and suitability of any services.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Sporting and Timber Rights:

The Mineral, Sporting and Timber rights are included with this property, as far as they exist.

Rights of Way, Wayleaves and Easements:

We are not aware of any public rights of way over the land. The land is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. The land is crossed by low voltage electricity lines.

Viewing:

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

Method of Sale:

The land is offered by Private Treaty.

Vendor's Solicitors: TBC**Local Authority:**

South Derbyshire District Council, Civic Way, Swadlincote, Derbyshire, DE11 0AH

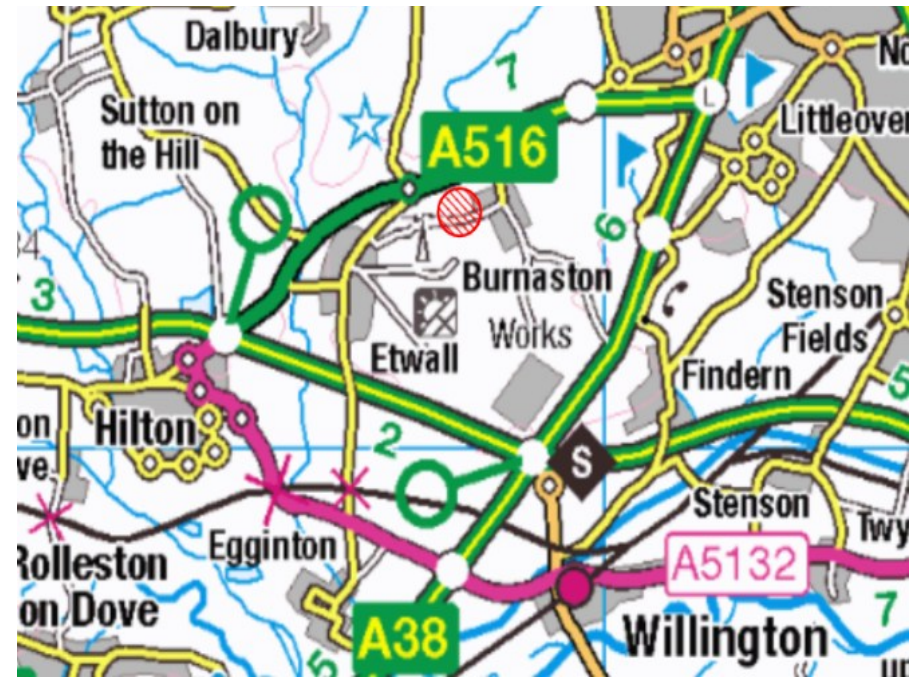
Tel: 01283 595795.

Money Laundering Regulations :

Please note that all purchasers must provide two forms of identification to comply with the Money Laundering Regulations 2017. Proof of Identification and Proof of Residence. The documentation collected is for this purpose only and will not be disclosed to any other party.

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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In partnership with Bury and Hilton

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