



## Land off Houndhill

Draycott- in- the- clay



Land off Houndhill  
Draycott in the Clay  
Ashbourne  
Staffordshire  
DE6 5BZ



4.14 acres

**Offers over : £100,000**

**Description:**

An attractive and compact parcel of grassland with excellent road frontage, providing easy access. The land offers a great opportunity for farmers seeking additional acreage or for those with equestrian interests.

**Location:**

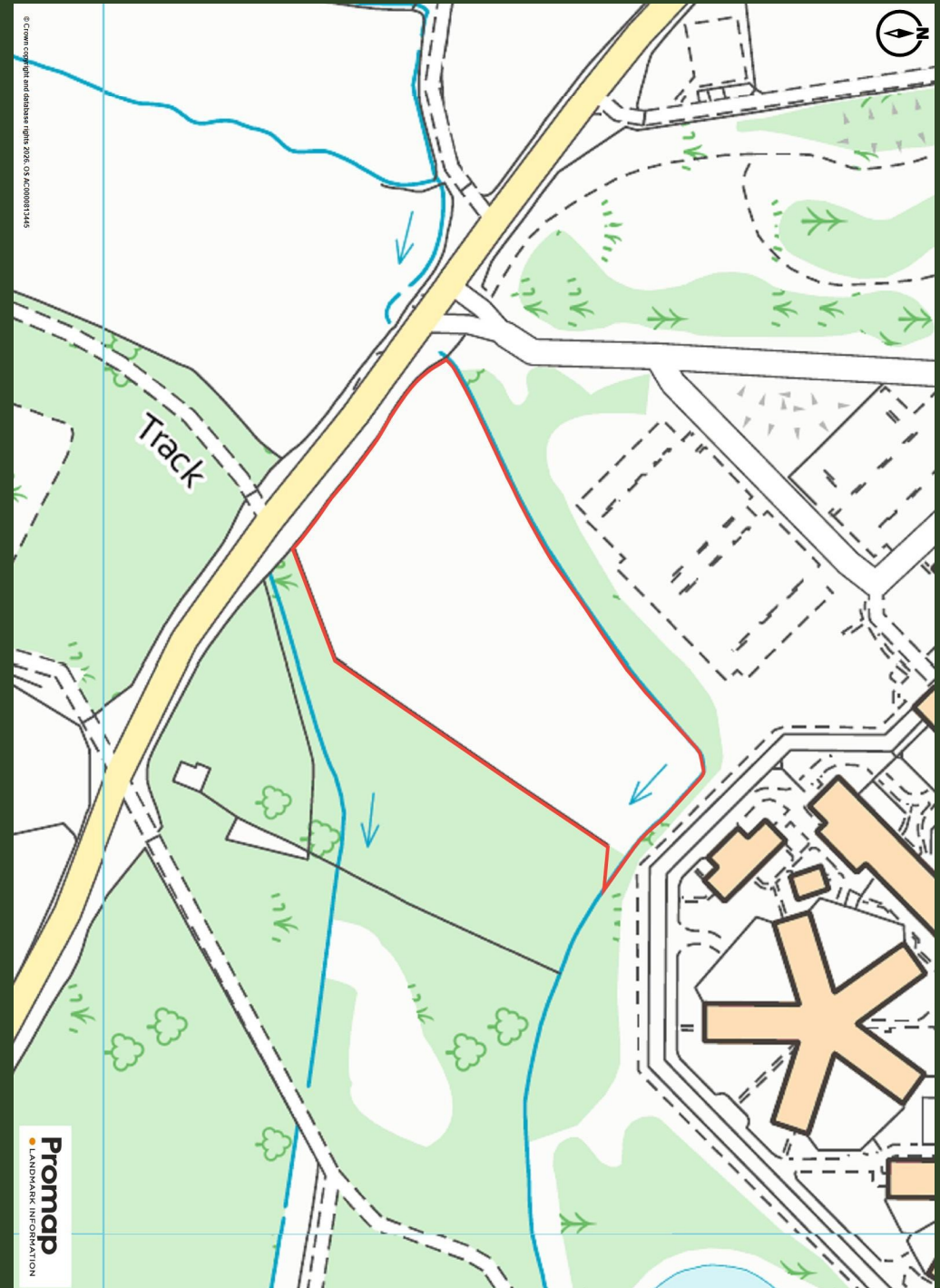
**What3words :** incur. Hillsides.once



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An excellent opportunity to acquire a well-positioned parcel of flat pasture land extending to approximately 4.14 acres. The land is predominantly level and well maintained, making it suitable for a variety of uses including grazing, equestrian use, or amenity purposes, subject to any necessary consents.

The field is easily accessible via a gated entrance from the highway and benefits from clearly defined boundaries. It is conveniently located within easy reach of local villages and amenities.

**Directions:**

**What3words:** incur. Hillside.once

**Services:**

No mains services are connected to the land.

**Tenure and Possession:**

The land is sold freehold with vacant possession upon completion.

**Sporting and Timber Rights:**

The sporting and timber rights are included as far they exist.

**Viewing:**

The land may be viewed unaccompanied within daylight hours whilst in possession of a copy of these particulars.

**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:**

East Staffordshire Borough Council , PO Box 8045, Burton upon Trent T: 01283 508 000

**Money Laundering Regulations 2017:**

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

**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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