



Land off Burnaston Lane
Etwall, Derbyshire



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Etwall

Derbyshire, DE65 6LX



5.04 ac

An excellent opportunity to purchase a total of approximately 5.04 acres (2.039 hectares) of grassland located on the outskirts of the attractive village of Etwall.

Auction Guide Price:

£75,000 — £85,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Description:

An attractive parcel of land in a sought after part of Derbyshire providing an opportunity to purchase a block of traditional grassland suited to either mowing or grazing, 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 Junction 5 of the A50. Furthermore, the land is approximately 8 miles southwest of the centre of Derby and 3 miles to the northeast of the village of Hilton.



Directions:

Traveling either east or west on the A50, exit at junction 5, heading north on the A516 following signs for Derby. At the Etwall Bypass island by the Seven Wells Pub and Grill, take the third exit back into the village of Etwall for approximately half a mile and take the first turning on the left coming into Etwall village sign posted Burnaston Lane. Drive along Burnaston Lane heading out of Etwall village for approximately half a mile and the land is on the right hand side of the lane indicated by our For Sale Board.

Services:

We are not aware of any mains services connected to 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. It is understood there is a mains gas pipeline crossing 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.

Overage Clause:

The land will be sold subject to an overage clause for a period of 30 years at 35% uplift over the agricultural value triggered on the implementation of or the disposal of the property with planning permission for any non-agricultural or non-equestrian development.

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 Public Auction at 3.00pm on Monday 24th March 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

Nigel Davis Solicitors, 3-4 Spire House, Ashbourne, Derbyshire, DE6 1DG c/o Vito Berzanskis

Local Authority:

Derbyshire District Council, Civic Way, Swadlincote, Derbyshire, DE11 0AH 01283 595795.

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.

Deposits & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless stated otherwise at the auction. The sale of each lot is subject to a buyer's fee of £500+ VAT (£600 inc. VAT) payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. VAT). Please contact the auctioneers for further details.

Conditions of Sale:

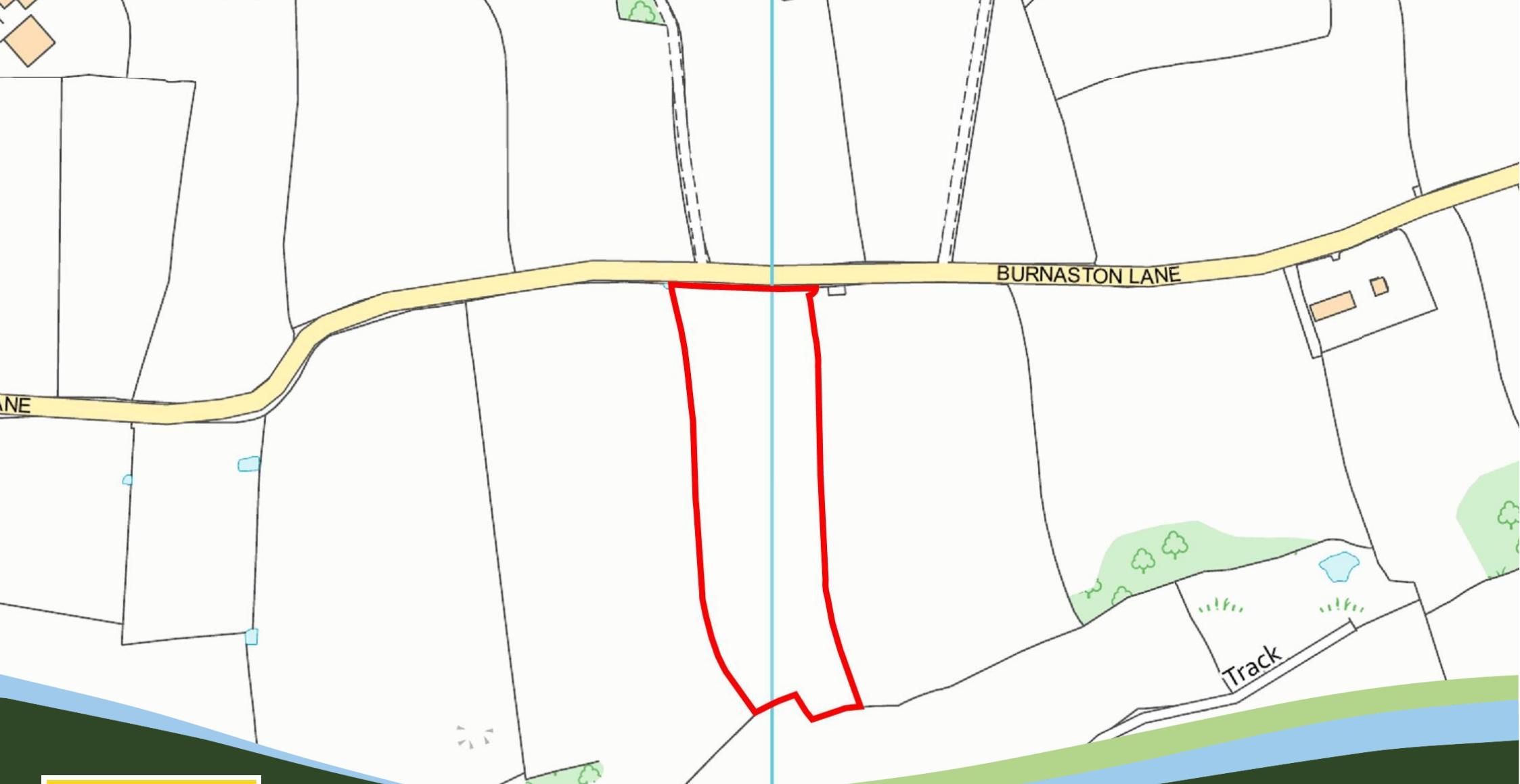
The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and

Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of 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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