



Land at Offcote

Ashbourne



Land at Kniveton Lane
Offcote, Ashbourne, Derbyshire, DE6 1JQ



19.04 Acres (7.0 Ha)

A useful block of well maintained grassland in three fields with
a mains water supply.

Guide Price: £200,000



Ashbourne Office - 01335 342201

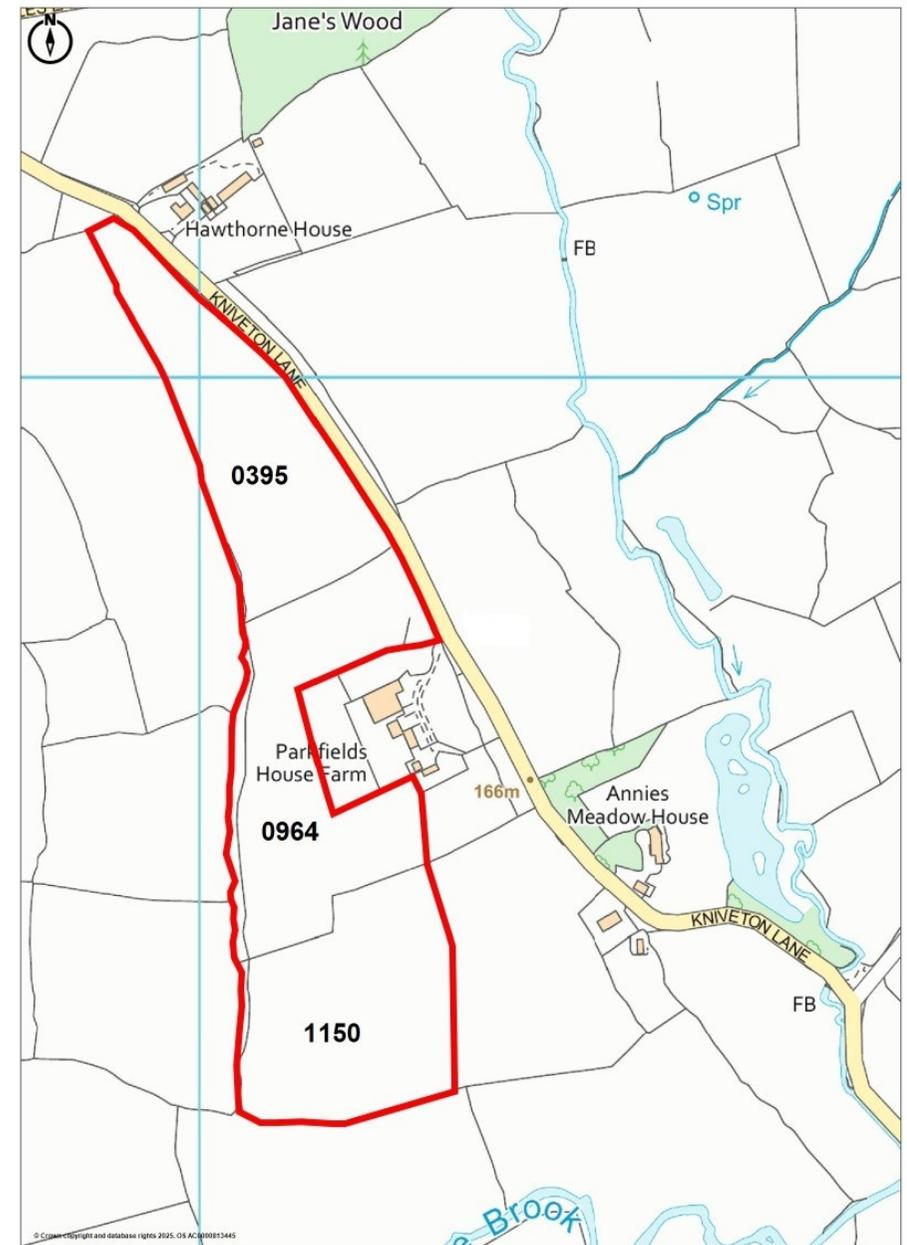


ashbourne@bagshaws.com

Description:

The land has been well maintained and appears in good heart. It is generally level or with a gentle slope and is enclosed by stock fencing and mature hedging, The fields lead from one to the other and there are two accesses on to the highway.

It has been mown and grazed in recent years.



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LANDMARK INFORMATION

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Plotted Scale - 1:5000. Paper Size - A4

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Location:

The land is situated in a rural location between the villages of Kniveton and Bradley and just over two miles from Ashbourne town centre

Directions:

From Ashbourne proceed along the A517 towards Belper and after about 2 miles there is a significant dip in the road with a warning sign and you turn left sign posted to Kniveton. Follow this lane for just over 1.5 miles and you will find the fields on your left as you proceed up the hill.

Services:

There is a mains water connection.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Timber, Sporting and Mineral Rights:

Mineral, sporting and timber rights are believed to be in hand such as they exist and any value is included within the sale.

Viewing:

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

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 offered by private treaty.

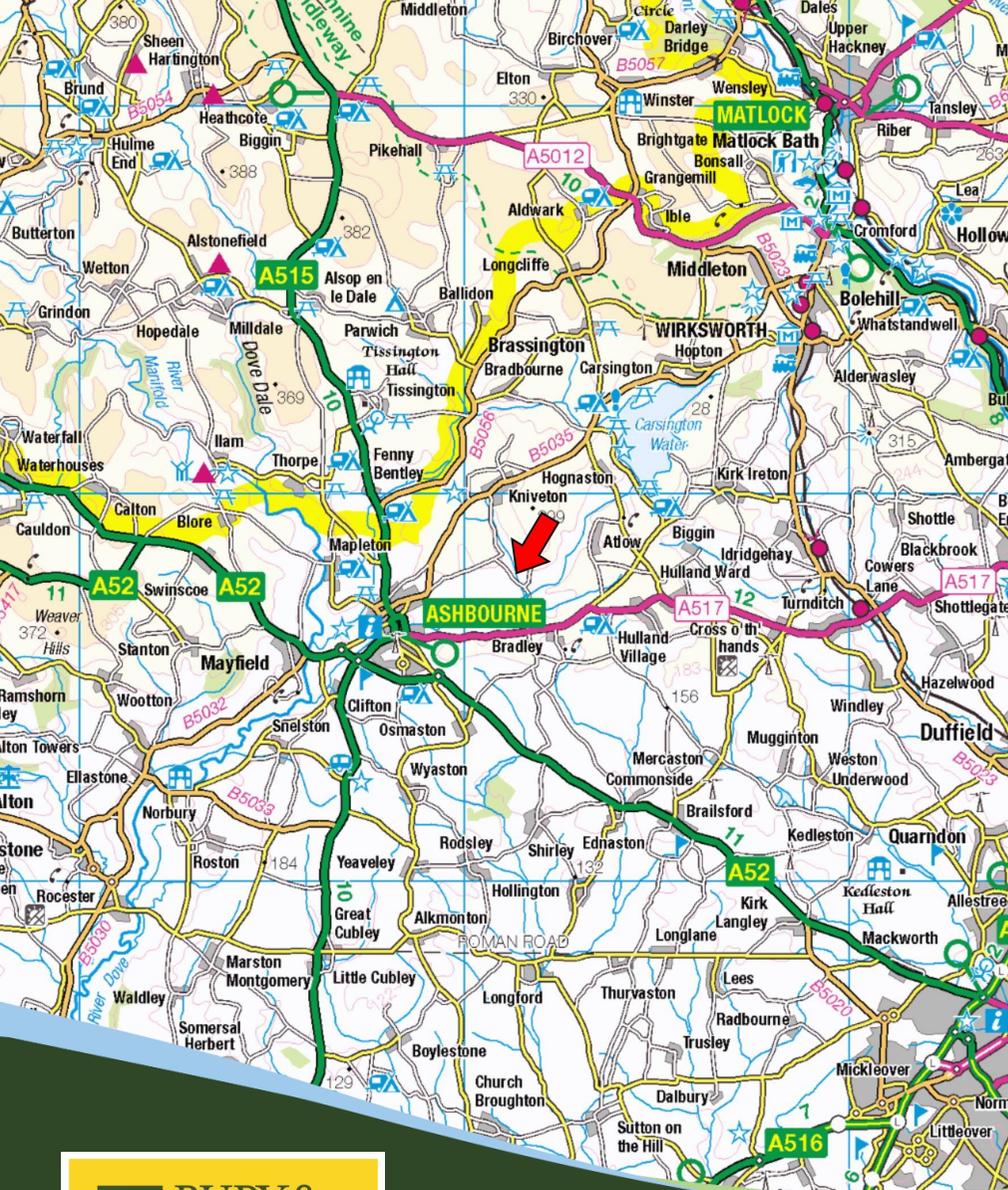
Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN

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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