



## Land near Snelston

Ashbourne



Land at Sides Lane

Snelston

Ashbourne

Derbyshire

DE6 2GQ



**19.96 Acres**

**Offers over : £200,000**

**Description:**

**An excellent opportunity to purchase some useful farmland all down to pasture , with direct road access and bordering the River Dove .**

**It will appeal to those with farming or small holder interests and those looking for a delightful diverse piece of countryside**

**Location: located near the sought after village of Snelson and only three miles from Ashbourne town centre**

**What3words : jotting. Duos.data**



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



### Services:

We are not aware of any services

### Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

### Sporting and Timber Rights:

The sporting, timber and mineral rights are included as far they exist. The fishing rights are excluded

### 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.

### Additional information:

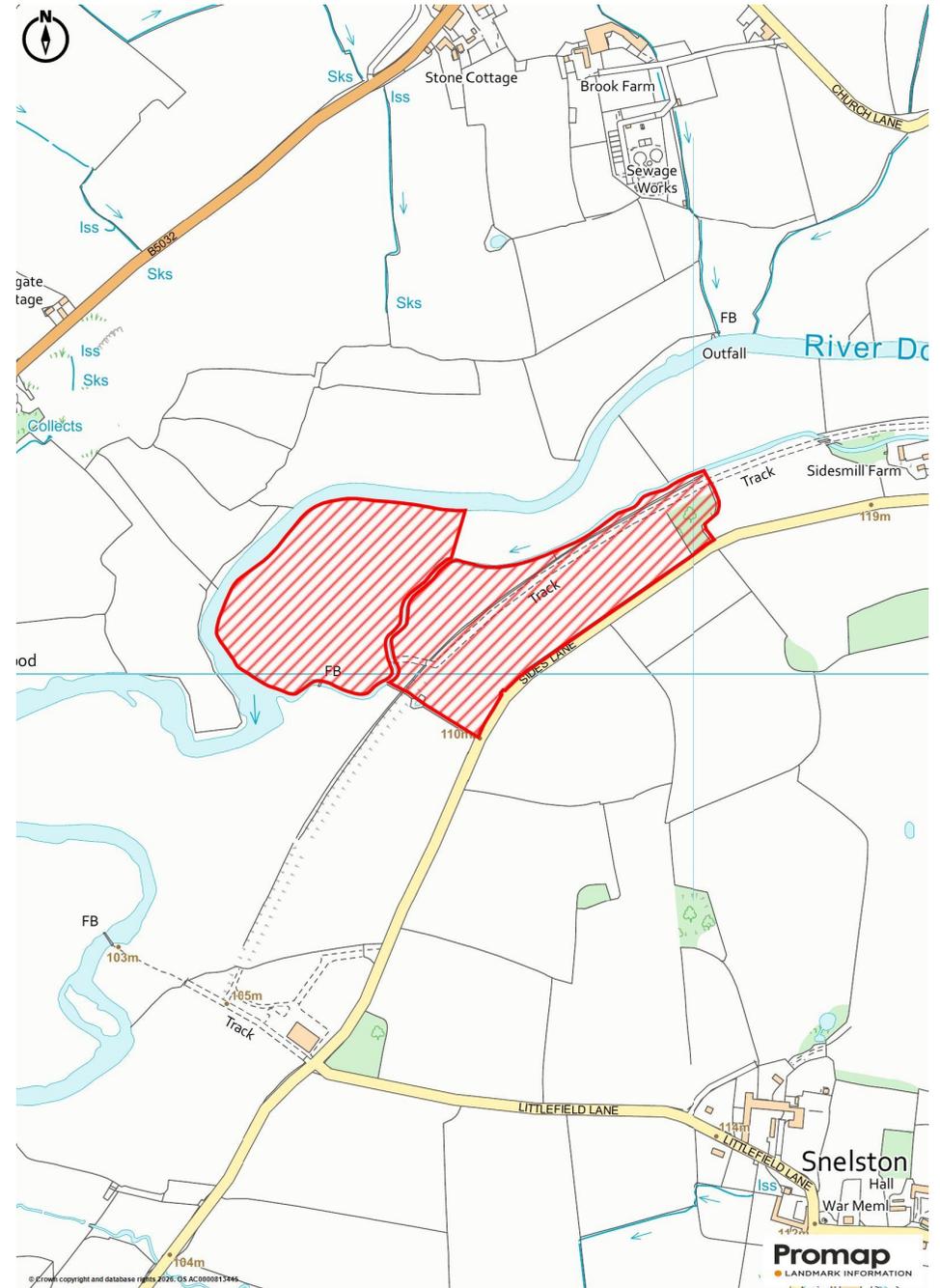
The vendor is aware that the bridge connecting the two fields will need maintenance over the next few years and a report is available to interested parties

### Local Authority:

Derbyshire Dales District Council  
Town Hall , Bank Road , Matlock, DE4 3NN  
T: 01629 761100

### 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.





Vine House, Ashbourne, Derbyshire, DE6 1AE

T : 01335 342201

E : [Ashbounre@bagshaws.com](mailto:Ashbounre@bagshaws.com)

[www.bagshaws.com](http://www.bagshaws.com)

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Offices in:

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



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