



**Land at Forty Foot Lane,
Wilson, Melbourne**



Land at Forty Foot Lane

Wilson

Melbourne

Derbyshire

DE73 8BR

4 Acres (1.6 Ha)

Guide Price: £60,000

Description:

An exceptionally well located grassland pasture that will be of particular interest to equestrian or small holder usages.

The land benefits from good road frontage and adjoins the village of Wilson so it may have long term possibilities for development. However, any interest in that eventuality should be discussed with the local planning authority.

Location:

The field is on the junction of Forty Foot Lane with Wilson Lane .

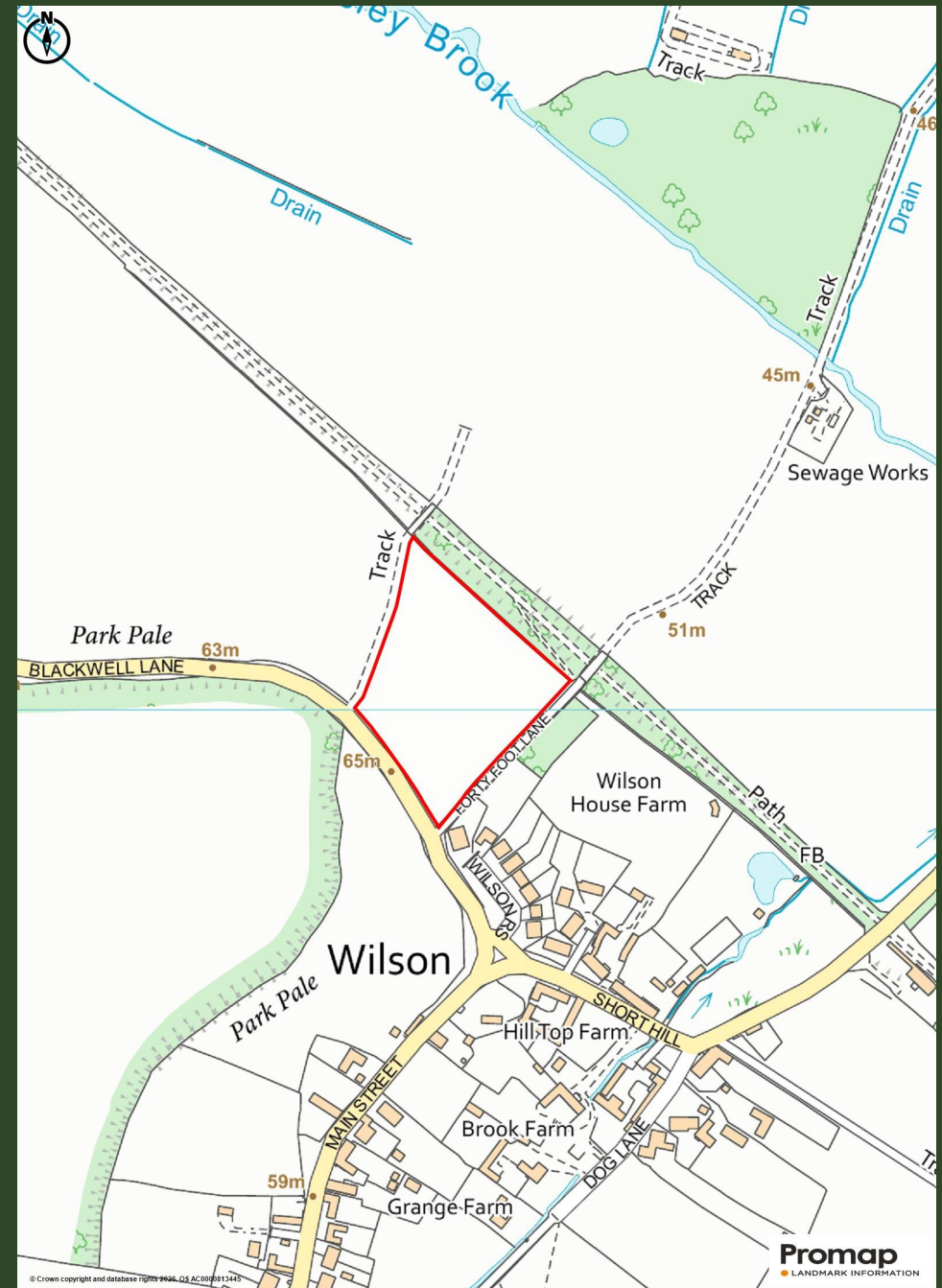
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Ashbourne Office - 01335 342201



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Directions

From the centre of the village proceed out on Wilson Lane and just after the village envelope the field will be found on the right hand side.

Services:

No services are connected

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Timber, Sporting and Mineral Rights:

Timber, sporting and mineral rights are included in so far as they exist.

Viewing:

The land may be viewed unaccompanied within daylight hours whilst in possession of a copy of these particulars. Please ensure all gates are left as found and please do not disturb any livestock. For further information please contact the Ashbourne Office of the sole agents on 01335 342201 or email Ashbourne@bagshaws.com.

Rights of Way, Wayleaves and Easements:

There are no rights of way, wayleaves or easements on the land but please note that it is being sold with an overage provision of 30% uplift for a period of 50 years in the event of future development potential.

This will exclude any equestrian change of use and associated buildings.

Method of Sale:

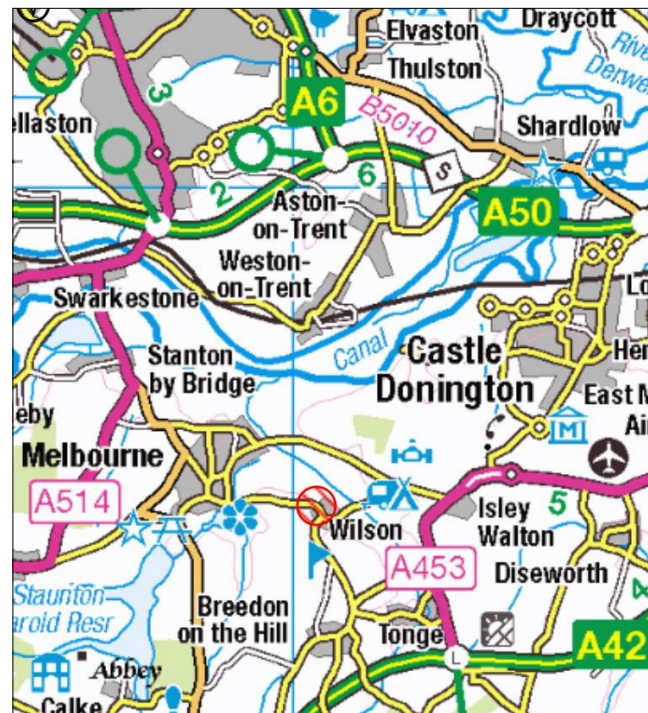
The land is for sale by private treaty.

Local Authority:

North West Leicestershire District Council, Stenson House, Lond Road, Coalville

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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