



Land off Ember Lane  
Bonsall



**Land off Ember Lane**

**Bonsall**

**Matlock**

**DE4 2AE**



**Lot 1: 29.28ac**

**Lot 2: 2.78ac**

**A rare opportunity to purchase two attractive parcels of land, measuring approximately 33.89 acres in a sought after area, split into two lots.**

**Lot 1: £218,000**

**Lot 2: £20,000**

**Guide Price: £250,000**



**Bakewell Office - 01629 812 777**



**Bakewell@bagshaws.com**

**Description:**

The land is situated in the much sought after village of Bonsall and measures approximately 33.89 acres in total, split into two lots, Lot 1 29.28 acres or thereabouts and Lot 2 is 2.78 acres or thereabouts all suitable for grazing and some for mowing. The land gently slopes south westerly and provides attractive views over the village of Bonsall and nearby countryside. A number of trees scatter the south of the plot, still suitable for grazing.

An attractive stone built barn is located on the land which requires some structural attention, though presents the opportunity for a variety of uses subject to planning.

**Location:**

The land is situated in a rural location on the edge of the village of Bonsall and within the Peak District National Park. .

The land lies approximately 3.6 miles from the village of Winster, 0.2 miles from the village of Bonsall whilst being 4.5 miles from market town of Matlock.





**Directions:**

**Lot 1:///supposed.sailor.beaten**

**Lot 2: ///dent.quirky.outlooks**

**Services:**

The purchaser will benefit from the right to connect a mains water supply and submeter off Ember Lane.

**Tenure and Possession:**

The land is sold freehold with vacant possession.

**Sporting, Timber and Mineral Rights:**

The rights are included insofar as they exist.

**Viewing:**

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

**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 defined in these particulars. We understand there is a footpath which crosses some of the land

**Vendor's Solicitors:**

Vito Berzanski

Nigel Davis solicitors

Ashbourne

**Fixtures and Fittings**

Only those fixtures and fittings referred to in the sale particulars are included in the

purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

**Method of Sale:**

The property is offered to the market by private treaty

**Local Authority:**

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

**Local Planning Authority:**

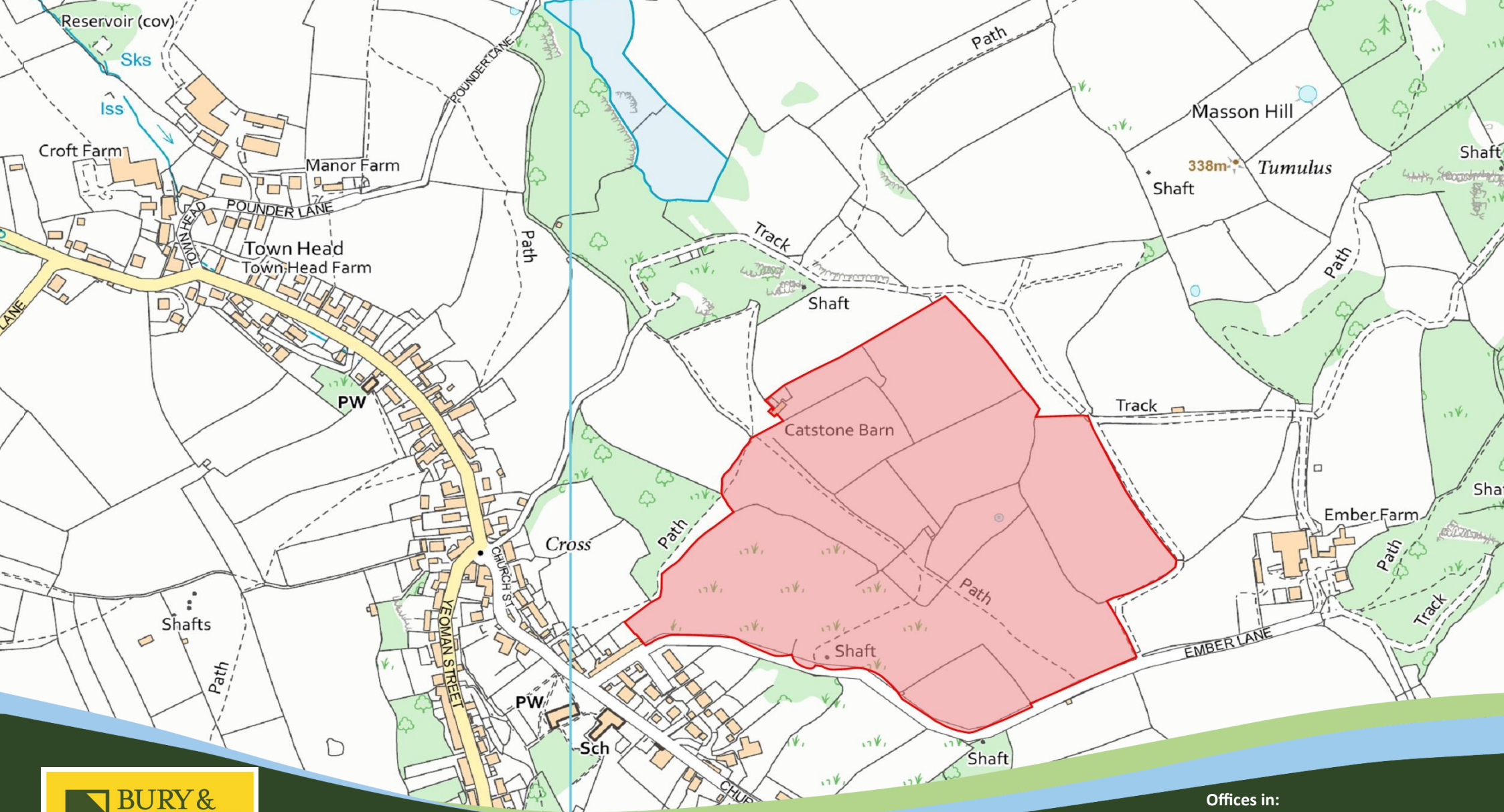
Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE

**Money Laundering Regulations 2017:**

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.







**Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH**

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