



Amenity land  
Grindleford

Amenity Land  
Off Main Road  
Grindleford



Lot 1: 0.39 ac

Lot 2: 0.05 ac

Two useful parcels of land offering amenity uses in the sought after village of Grindleford. Lot 1 measuring approximately 0.39 acres with river frontage. Lot 2 measuring approximately 0.05 acres which offers potential for parking facility for nearby properties subject to the necessary permissions.

### Guide Price:

Lot 1: £40,000 Lot 2: £15,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

#### Description:

The two lots offer amenity uses, being in an attractive, quiet setting in the village of Grindleford. Lot one benefits from mature trees on site, abutting the River Derwent and offers a variety of uses, subject to the necessary planning permissions.

Lot two offers potential for storage or car parking for nearby properties, amongst other uses, subject to the necessary planning consents.

#### Location:

The lots are located off Main Road in Grindleford, an attractive location with nearby proximity to the village and nearby towns of Bakewell and Chesterfield, with transport links to Cities of Sheffield and Manchester via the Grindleford Rail Station.

#### Directions:

From "Calver Crossroads" use the A625 to travel northbound, before continuing onto the B6001 continue on this road for approximately 1.5 miles, the plot will be on the right hand side as indicated by our For Sale board.

**Services:** There are no services connected to the plot.

#### Fixture and Fittings:

Only the items referred to in the particulars are included within the sale.

#### Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

#### Sporting and Timber Rights:

The fishing Rights are excluded from the sale.

#### Viewing:

The land may be viewed at any reasonable time when 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. There is a right of way across Lot 2 for Lot 1, the retained land to the south and for access to the river for those with Fishing rights.

Lot 1 has right of way across for those accessing the river for Fishing Rights.

#### Vendors Solicitors:

Glenn McClenaghan  
Lovedays solicitors.

#### Location Authority:

Peak District National Park  
Aldern House  
Bakewell

#### Method of Sale:

This site is offered for sale by informal tender by Tuesday 4th July 2023 at 5pm. Please contact the Bakewell office for an informal tender form to be submitted.

#### 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.

#### Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.



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