Lot 4

Land at Ible
Matlock

BAGSHAWS EST 1871
Land • Property • Livestock

Land at Ible
Grange Mill
Matlock
Derbyshire DE4 4HS

Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
6.31 ac	8.24 ac	7.73 ac	16.85 ac	12.39 ac

Lot 6	Lot 7
30.98 ac	4.76 ac

A unique opportunity to acquire up to seven lots of grass and woodland extending to approx. 87.26 acres (35.31 hectares) in total. The property locates within the Peak District National Park and offers a peaceful, rural situation with far reaching views, and good accessibility to popular local towns.

The property will suit those with both agricultural, environmental and amenity interests.

For Sale by Private Treaty.

Guide Price as a whole: £620,000

Bakewell Office - 01629 812777

Bakewell@bagshaws.com

Land at Ible, Matlock

Location:

The property situates to the southeast of the village of Ible, located within the Peak District National Park, and offering peaceful rural views across the Derbyshire countryside. Whilst being rural, the property offers good links to popular nearby villages, towns and amenities including Cromford to the east (4.1 miles), Wirksworth to the southeast (4.2 miles), Matlock to the northeast (6.8 miles), and Ashbourne to the southwest (10.8 miles). The property sits within the Peak District National Park, benefitting from an array of local walks, bridleways, trails and beauty spots.

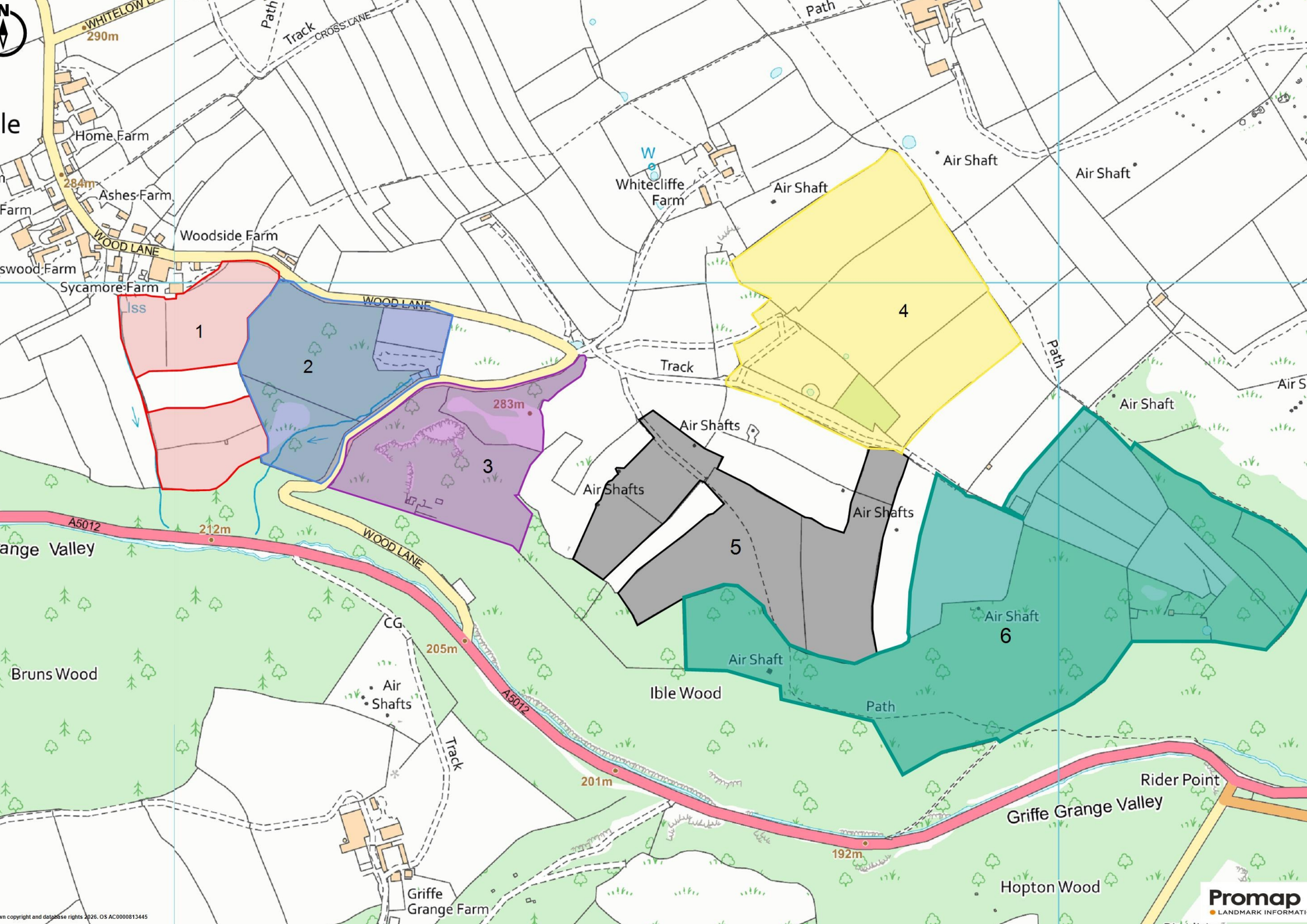
Description:

The sale of land at Ible offers a rare opportunity to purchase multiple lots of grass and woodland, ranging in acreage with a total of approx. 87.26 acres (35.31 hectares). The property locates within a popular village, in an area where land rarely become available on the open market. The property briefly comprises seven lots; Lot 1 – 6.31 acres of grassland, Lot 2 - 8.24 acres of hardstanding, grass and woodland, Lot 3 – 7.73 acres of woodland, Lot 4 - 16.85 acres of grassland, Lot 5 - 12.39 acres of grassland, Lot 6 - 30.98 acres of grass and woodland, and Lot 7 - a stone barn and 4.76 acres of grassland. The property is suited to those with agricultural, amenity, and environmental/ investment interests.

Directions:

Head south out of Matlock town centre on the A6 and continue along the road, passing through Matlock Dale. With Masson Mill on your left hand side you will reach the traffic lights, turn right at the lights signposted for Cromford village. Once in the village of Cromford take the second right onto Water Lane A5012signposted for Newhaven Via Gellia. Continue along the Via Gellia for approx. 3.0 miles before bearing right onto Wood Lane, a single track lane. The land can be found off Wood Lane approx. 700 yards up, either side of the road and indicated by our ‘For Sale’ boards.

What3Words: //////winemaker.oath.indeed


WHITELOW
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Track
CROSS LANE
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Home Farm
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Ashes Farm
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WOOD LANE
Woodside Farm
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Path
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Track
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Rider Point
Griffe Grange Valley
192m
Hopton Wood
Griffe Grange Farm
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Lot 1 — 6.31 acres

Guide Price: £45,000

Lot 1 presents a parcel of grassland extending to approximately 6.31 acres (2.55 hectares), all suitable for the grazing of livestock and/or horses and a portion suitable for mowing. The benefits from roadside access, and is gently sloping southerly.

Lot 2 — 8.24 acres

Guide Price: £60,000

Lot 2 locates approximately half a mile from Lot 1, and presents a hardstanding area currently used for fodder storage. The land parcels adjoining offers grassland down to permanent pasture, whilst a section of woodland adjoins to the south which is classified as a Site of Specific Interest (SSSI).

Lot 3 — 7.73 acres

Guide Price: £50,000

Lot 3 offers a parcel of land down to both grass and woodland, boasting rural views across the Derbyshire valley beyond. With roadside access to the north of the parcel, the land is undulating and slopes northerly. A large portion of the parcel is covered with mature woodland, suiting those with amenity interests, offering much wildlife and a wide range of tree species.

Lot 4 — 16.85 acres

Guide Price: £130,000

Lot 4 presents a productive parcel of grassland measuring approx. 16.85 acres (6.82 hectares), divided into multiple paddocks, with a small portion of scrub/woodland to the south of the block. The grassland is all suitable for mowing and grazing of livestock, bounded by dry stone walls (the boundaries are the purchasers responsibility). Access to the block of land is via a track from the highway where a right of way is granted and shared with neighbouring landowners, suitable for a range of vehicles. The land lies relatively flat, and will suit those with agricultural interests.

Lot 5 – 12.39 acres

Guide Price: £90,000

Lot 5 offers a block of useful grassland extending to approx. 12.39 acres (5.02 hectares), all suitable for grazing of livestock and most for mowing, suiting those with agricultural interests. Access to the land is via a track from the highway, suitable for farm vehicles. the land gently slopes southerly, bounded by dry stone walling (the boundaries are the purchasers responsibility) and a scattering of mature trees. A public footpath runs through the block, and carries onto into the adjoining Lot 4.

Lot 6 – 30.98 acres

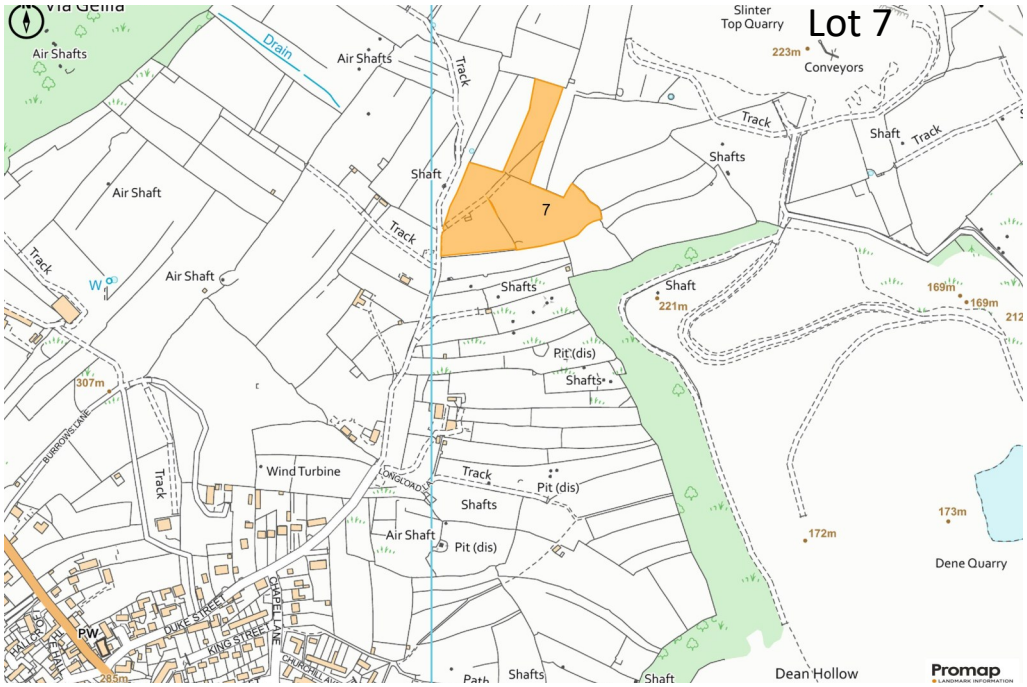
Guide Price: £180,000

Lot 6 presents a block of land extending to 30.98 acres (12.54 hectares), suitable for both mowing and grazing, and divided into multiple parcels of productive permanent pasture. Boundaries include a mixture of both dry stone walling, and post and wire fencing, with a small collection of mature trees to the centre with mains water available. The land lends itself to those wishing to extend their agricultural enterprises, and boasts good access off the lane to the east. A public footpath runs through the north of the block.

Lot 7 – 4.76 acres and Stone Barn

Guide Price: £65,000

Lot 7 (shaded orange) situates just through the village of Middleton by Wirksworth, nearby to Ible, and extends to 4.76 acres (1.92 hectares). The land is suitable for grazing of livestock and horses, and offers a small dilapidated stone barn. Lot 7 has access from a track via a lane from the centre of Middleton village.



General Information

Services:

We are not aware of any mains services at the property.

Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

Tenure and Possession:

The land is sold freehold with vacant possession.

Sporting, Mineral and Timber Rights:

It is understood that the sporting, mineral and timber rights are included in the sale as far as they exist.

Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. There is a public footpath running through Lot 5, and continuing through the woodland in Lot 6. Lots 4,5 and 6 each share rights of way for access along the unadopted track.

Local Authority:

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

Local Planning Authority:

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

Vendor's Solicitors:

Walker Morris, 33 Wellington Street, Leeds LS1 4DL

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

Method of Sale:

The property is offered for sale by private treaty.

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.

Lot 5

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Part of the Bagshaws Partnership

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