



lot 2 Morrell Wood Farm Over
Barn



lot 2 Morrell Wood Farm Over Lane

Belper

DE56 0HL



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26.36
acre(s)

26.36 acres of ring fenced land, with laneside access in a sought after area, the land is suitable for grazing of all livestock and is mostly suitable for mowing.

Offers In The Region Of

£250,000



Bakewell - 01629 812777



bakewell@bagshaws.com

Description

The land is divided into three large parcels, one medium size parcel, with two small blocks of woodland on the eastern boundary. The external boundary is hedge or post and rail fencing, and is stockproof; the internal boundaries are largely not stockproof. The land is gently undulating.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. There is a public footpath along the southern boundary of the land and one running along the eastern boundary, through the woodland. An underground electricity cable running North south across the land for which there is an annual wayleave.

Fixtures and Fittings:

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

Local Planning Authority

Amber Valley Council

Solicitors

Nigel Davis Solicitors, 3 - 4 Spire House, Ashbourne, Derbyshire, DE6 1DG

Tel: 01335 346772

Contact: Vito Berzanskis

Directions:

From Belper

Using the A609 or Kilbourne Rd from Belper town centre, continue on for approximately 1 kilometre, take a left to continue on the A609 for another kilometre before turning left onto Over Lane, continue of for approximately another kilometre again where the property will be on the right hand side as indicated by our For Sale board.

Method of Sale

The property is 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 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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