



Land off Heage Road
Ripley

Land off Heage Road

Ripley

Derbyshire, DE5 3RD



0



0



0



7.95
acre(s)

A sizable parcel of land with roadside access extending to 7.95 acres (3.21 ha) currently down to grass, all being suitable for mowing and grazing, in a semi-rural location on the edge of Ripley.

For sale by auction at 3pm on 24th July 2023 at the Agricultural Business Centre, Bakewell, DE45 1AH

Auction Guide

£160,000



Bakewell - 01629 812777



bakewell@bagshaws.com

Description

An opportunity to purchase a useful parcel of land extending to approximately 7.95 acres (3.21 ha). The land is down to grass that is suitable for grazing and mowing which is split into two fields. There is a mixture of hedgerows and post and wire fencing. The land has an existing access route leading from Heage Road. The land is suitable for possible future development, subject to the necessary planning consents.

Location

The land is situated in a semi-rural location near to the town of Ripley, with good access to the surrounding villages. The land lies approximately 0.7 miles to the town centre of Ripley, 4 miles to the south of the Market Town of Alfreton and 10 miles to the north of the city of Derby.

Directions

To locate the land, from junction 28 on the M1, at the roundabout take the exit onto the A38 dual carriageway heading for Derby. For the dual carriageway and take the junction for Ripley. Take the second exit on the roundabout sign posted for B6441 Hartshay Hill. Continue along the road past the fuel station and then take a sharp right hand turning onto B6374 Cromford Road. Follow the road passing the allotment gardens on the right and then a small cul de sac called Copper Beeches. The road to the land will then be the next right hand turning. Follow the lane down to the bottom farm and continue past the house following a hardcore track and the land will be found on the right hand side through a gateway.

Services

No mains services are connected to the land. There is the right to access water from a pond in the adjoining land for agricultural purposes.

Tenure and Possession

This property is being sold freehold with vacant possession upon completion.

Basic Payment Scheme

It is understood that the land is not registered with the Rural Payments Agency, but the land is eligible. The Basic Payment entitlements are not included within the sale.

Sporting and Timber Rights

Included as far as they exist.

Viewing

Viewings can be undertaken at any reasonable time in daylight hours while in possession of a set 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 defined in these particulars. The land benefits from a right of way for vehicle access along the route shown in brown on the property plan.

Method of Sale

For sale by public auction at 3pm on Monday 24th July 2023 at the Agricultural Business Centre, Bakewell, DE45 1AH

Vendors Solicitors

Setfords 74 North Street, Guildford, Surrey, GU1 4AW Contact Sue Cunningham-Sawyer .

Local Authority

Amber Valley Borough Council.

Overage Clause

The land will be subject to an overage of 40% upon any uplift in value arising from any non-agricultural or equestrian planning consents for a period of 48 years from the completion date.

Money Laundering Regulations 2017

All bidders 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.

Deposits & Completion

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless stated otherwise at the auction. We reserve a right to charge a buyer's fee of £500 plus VAT (£600 inclusive of VAT). This will be charged to the purchaser for each lot entered into the auction. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inclusive of VAT).

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.



The Agricultural Business Centre Agricultural Way, Bakewell,
Derbyshire, DE45 1AH

T: 01629 812777

E: bakewell@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

