Lot 1 land at Ible Grange Mill

BAGSHAWS EST 1871
Land • Property • Livestock

Lot 1 land at Ible Grange Mill

DE4 4HS

0 | 0 | 0 | 6.31 acre(s)

A unique opportunity to acquire up to seven lots of grass and woodland extending to approx. 84.60 acres (34.24 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.

Guide Price

£35,000

Bakewell - 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. 84.60 acres (34.24 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 – 3.71 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

Lot 1 — 3.71 acres

Guide Price: £75,000

Lot 1 presents a parcel of grassland extending to approximately 3.71 acres, 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.

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.

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.

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.

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.

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