



Land at Turnditch

Belper



Land at Ashbourne Road

Turnditch

Belper, DE56 2LL



12.5 Ac

An excellent opportunity to acquire a delightful parcel of pastureland including an area of woodland. This sale offers an unusual and wonderful chance to acquire a piece of the English countryside with superb views

Guide Price: £150,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Location:

The location will appeal to farmers, those with equestrian interests or simply to someone who relishes the idea of owning a piece of pretty Derbyshire countryside.

Directions:

Driving from Ashbourne take the A517 and the property will be found on the left hand side just before you reach the village of Turnditch. There is a grass verge literally just before the Turnditch village sign.



Description:

The land extends to 12.5 acres (5.05 ha) or thereabouts, is laid to grassland and divided into various enclosures.

The entrance field is about two thirds of an acre and planted as an orchard with nut and fruit trees and some Willow. This small field leads to a piece of interesting woodland extending to about another two thirds of an acre and contains established Oak, Beech, Alder and a variety of other deciduous trees.

A small stream fed by a spring runs through the woodland.

To the left of the woodland is a three acre field sheep fenced and a further 8 acre field lies to the right

General Remarks

Tenure and Possession

The land is sold freehold with vacant possession upon completion.

Services

No mains services are connected to the land.

Viewing

The land may be viewed at any reasonable time when in possession of a copy of these sale details. Please ensure gates are closed. Take care if there is stock in the field.

Basic Payment Scheme

Please note that the land is **not** registered with the Rural Payments Agency.

Rights of Way, Wayleaves and Easements

The land is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. **NB:** The entrance field has a right of way for the neighbour to access their field behind their house.

Timber, Sporting and Mineral Rights

All timber, mineral and sporting rights are included within the sale as far as we are aware.

Local Authority

Amber Valley Borough Council, Town Hall, Ripley, DE5 3BT. Tel: 01773 570222

Method of Sale

The land is to be offered for sale by Private Treaty.

Areas

Please note all areas are based on computer Promap plans.

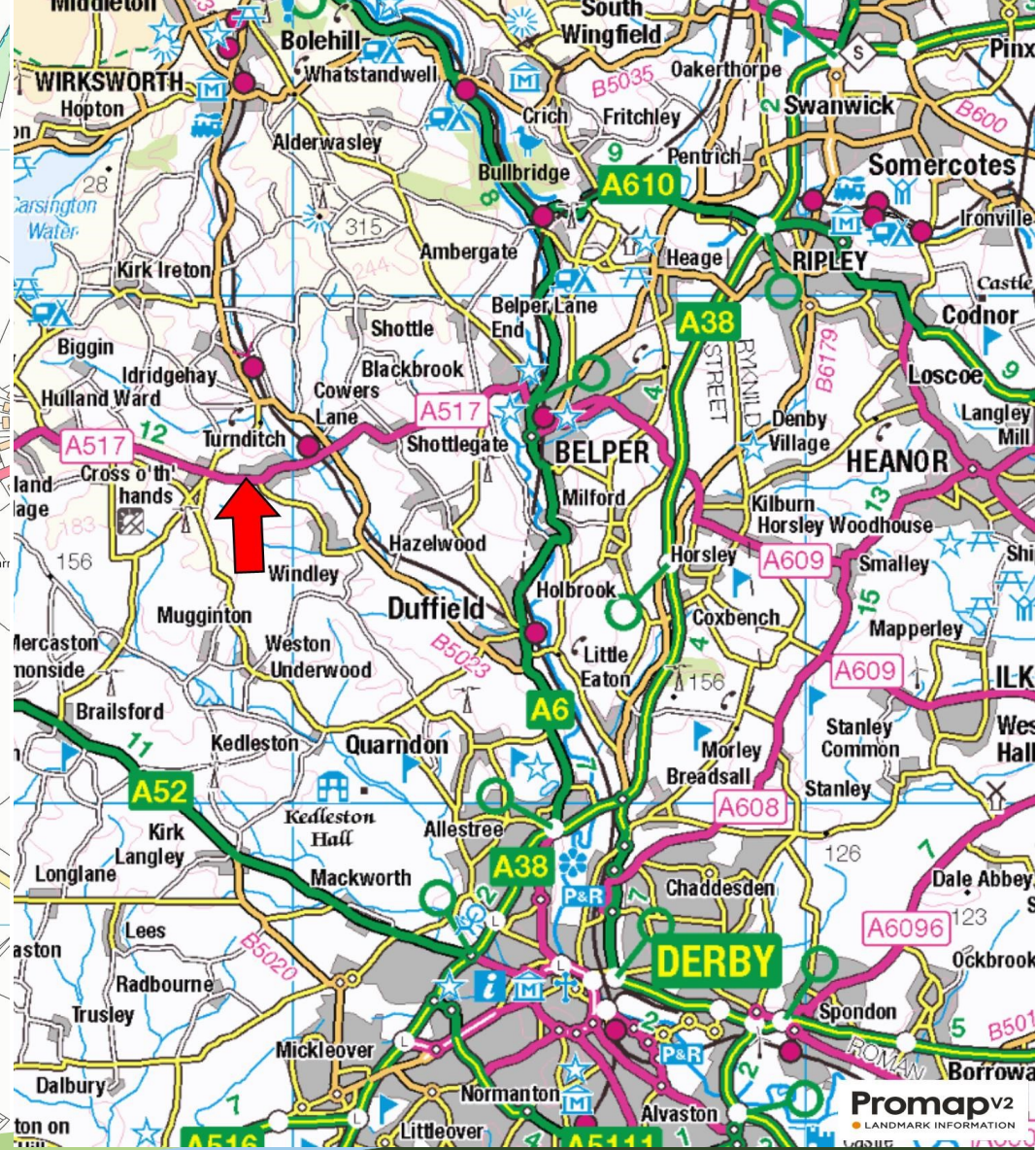
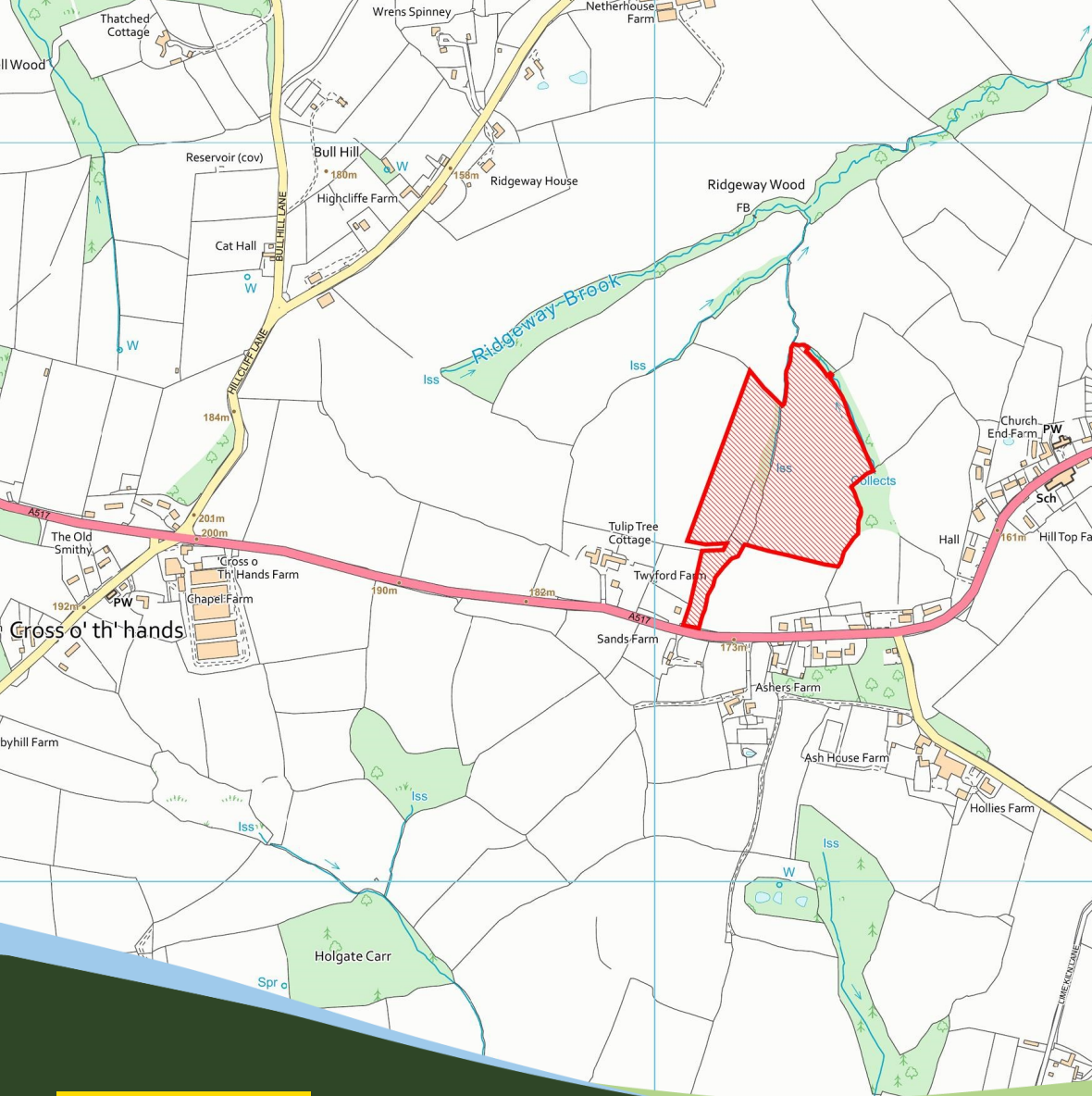
Money Laundering Regulations

Please note that all purchasers must provide two forms of identification to comply with the Money Laundering Regulations 2017. This means that a passport or driving licence together with a utility bill for proof of address.

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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