



Land at Hartshorne Road

Woodville



**Land at Hartshorne Road
Woodville, Swadlincote
Derbyshire**



8.63 Ac

An opportunity to purchase an interesting area of land that is currently regenerated woodland and could be suitable for either establishing more mature woodland or alternative uses subject to any planning consents.

Guide Price: £50,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Description:

The sale of this land offers the opportunity to purchase an interesting piece of land within the settlement of Woodville.

Location:

The land is situated within Woodville with a frontage onto Hartshorne Road.



Directions:

From the centre of Woodville proceed along Hartshorne Road and after half a mile the property will be found on the right hand side clearly marked by the Bagshaws "For Sale" Board

What3Words///study.miles.stays

Services:

No mains services are connected to the land.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Sporting, Mineral and Timber Rights:

It is believed that sporting and timber rights are in hand but that mineral rights are excluded.

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully.

Contribution to Vendors Costs:

The purchaser will be required to pay a contribution of £2,000 include VAT of the vendors agents fees.

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 they are described in these particulars. We aware that there is a public footpath through the land.

We understand that the owner benefits from wayleave payments of approximately £300.00 per annum.

Tree Preservations Orders and Overage

There are some Tree Preservation Orders on the site and an overage in the event of any development.

Method of Sale:

For sale by private treaty.

Vendor's Solicitors:

The Smith Partnership, Norman House, Friar Gate, Derby, DE1 1NU. T: 01332 225225

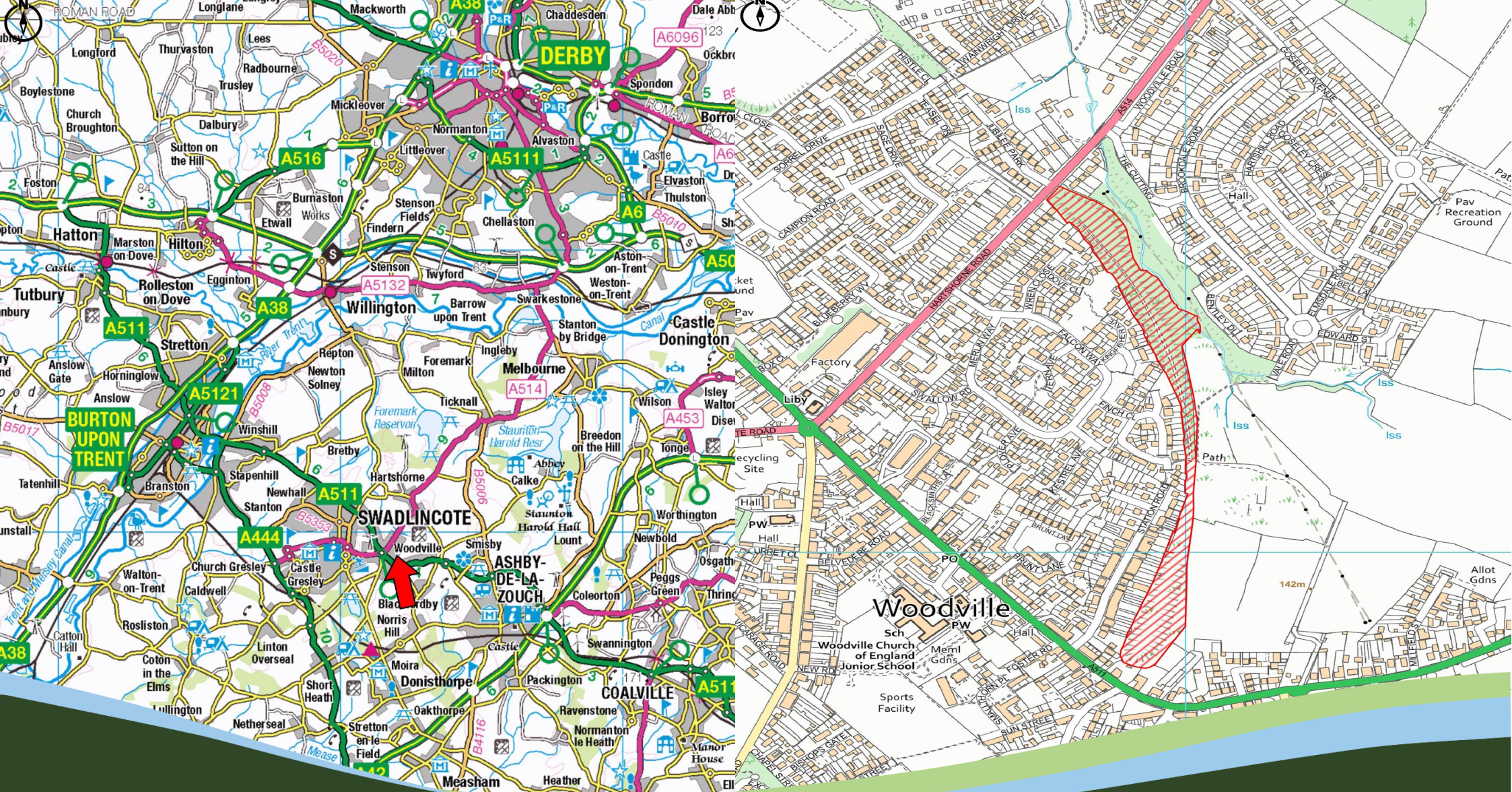
Local Authority:

South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote DE11 0AH . T: 01283 595795

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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