



Land and Buildings at Water Lane

Middleton by Wksworth



**Land and Buildings at Water Lane,
Middleton by Wirksworth,
Derbyshire, DE4 4LY**

An exciting opportunity to purchase land and barns available on the edge of the Derbyshire village of Middleton by Wirksworth.

Land available as a whole, 4.74 acres , or in separate Lots.

Lot 1 - 1.90 acres with stone built barn (potential for conversion subject to planning consent)

Guide Price - £95,000

Lot 2 - 1.56 acres with agricultural building and hardstanding

Guide Price - £50,000

Lot 3 - 1.27 acres of land with direct gated access from Water Lane

Guide Price - £50,000

For Sale by informal Tender

Closing date for offers

Friday 3rd May 2024 at 12 noon

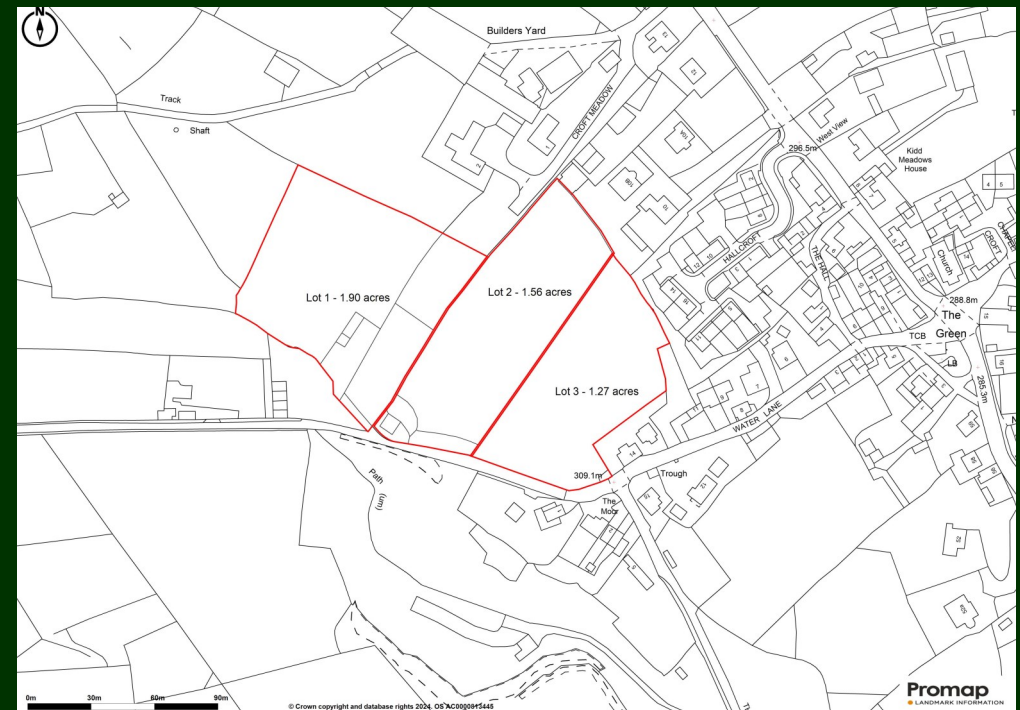
(unless sold prior)



Office - 01335 342201



ashbourne@bagshaws.com



Description:

The land is available as a whole extending to 4.74 acres or alternatively in three separate lots. Buyers are encouraged to offer on any combination of the lots they are interested in.

Lot 1: 1.90 acres with gated access to a detached stone barn in need of renovation however would make a lovely position for a residential property if conversion was ever possible.

Lot 2: Including an agricultural building and hardstanding area with slope down to the 1.56 acres of grassland.

Lot 3: Having direct gated access from Water Lane, a single enclosed paddock extending to 1.26 acres.

Directions:

From Ashbourne—Proceed towards Matlock on the B5035. Continue along the road for approximately 10 miles and at the crossroads in Middleton by Wirksworth take the left turn into the village itself. Proceed into the village and at the crossroads take the left turn onto Water Lane. Proceed along Water lane and the gated access to Lot 3 will be located just past the last house on the right hand side and will be clearly identified by the Bagshaws 'For Sale' board.

Services:

The land has no services connected, a buyer should satisfy themselves as to the availability of services.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Viewing:

The land may be viewed on foot at any reasonable time when in possession of a copy of these particulars. Any gates should be left secured and as they were found. An internal inspection of the barn and outbuildings is not permitted, viewing externally only. Viewing is entirely at your own risk. Please park carefully so as to not block the lane.

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.

Buyers costs

As a condition of any offer and sale, the buyer of any Lot will be expected to pay £1000 per lot as a contribution towards the vendors solicitor costs and agents fees.

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN .

Method of Sale:

The land is offered by informal tender with the **closing date for offers to be submitted being Friday 3rd May 2024 by 12noon (unless sold prior).**

Tenders must be submitted for the attention of Paul Barnett either in writing at Bagshaws Ashbourne office, Vine House, 15 Church Street, Ashbourne, Derbyshire, DE6 1AE or directly via e-mail to paul.barnett@bagshaws.com

All offers should be **accompanied with proof of funds** to cover the value of the offer made. In addition any offeror will be expected to acknowledge the £1000 in addition to the offer value to be paid per lot as a contribution towards the vendors costs.

It should be noted that the Vendor is not bound to accept the highest or indeed any tender. Any accepted offer is at the Sellers absolute discretion. No escalating offers or offers below the guide price will be considered.

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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RICS



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