



Land at Rood Lane

Idridgehay



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Belper, DE56 2SS



4.75 Ac

A great opportunity to purchase a lovely grassland field of approximately 4.75 acres (1.92 ha) with road frontage to Rood Lane and Fishing Rights on the River Ecclesbourne

For sale by Private Treaty with Informal Tenders by

12 noon on Wednesday 5th June 2024

Guide Price: In Excess of £75,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

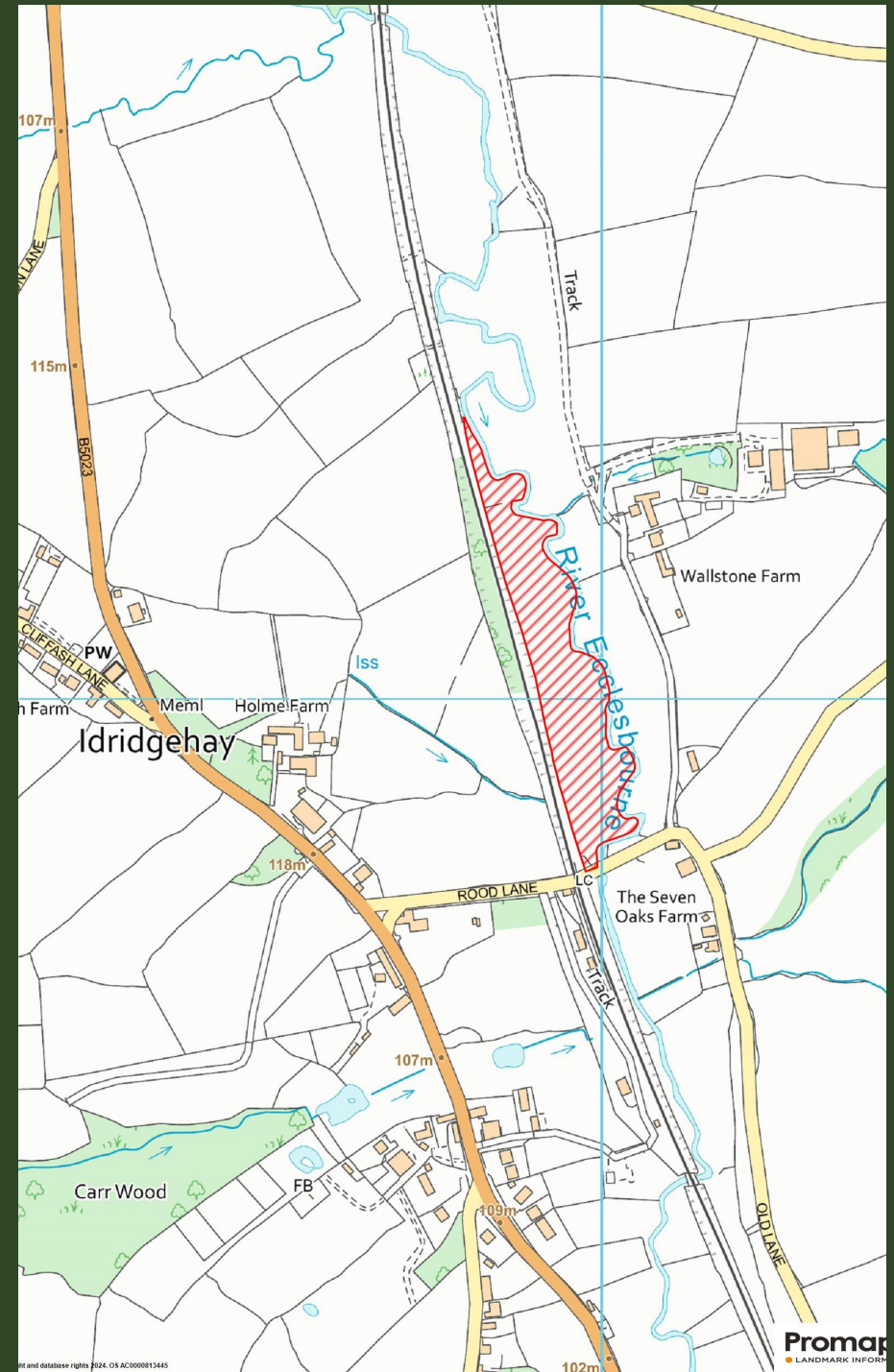
Description:

This is a delightful grassland field set in beautiful countryside between the Ecclesbourne Valley Railway and the River. It is well located on the edge of the village of Idridgehay with gated access onto Rood Lane and has the significant benefit of fishing rights along the single bank of the river.

The land is all laid to pasture.

Location:

The land is located on the edge of the village which is approximately 4 miles due south of Wirksworth



Directions:

From Wirksworth proceed south on B5023 and shortly after you enter the village Rood Lane will be found on your left hand side. Proceed down the lane over the level crossing and the field will be found on your left hand side clearly identified with a Bagshaws For Sale Board.

Services:

The land is sold with no mains services

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Sporting and Timber Rights:

Sporting and Timber rights are believed to be included within the sale.

Mineral Rights

Mineral rights are specifically excluded from the sale.

Viewing:

The land may be viewed unaccompanied during daylight hours at any reasonable time when in possession of a copy 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 they are described in

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.

these particulars.

Method of Sale:

The land is offered by Private Treaty with informal offers to be submitted by 12 noon on Wednesday 5th June 2024.

Vendor's Solicitors:

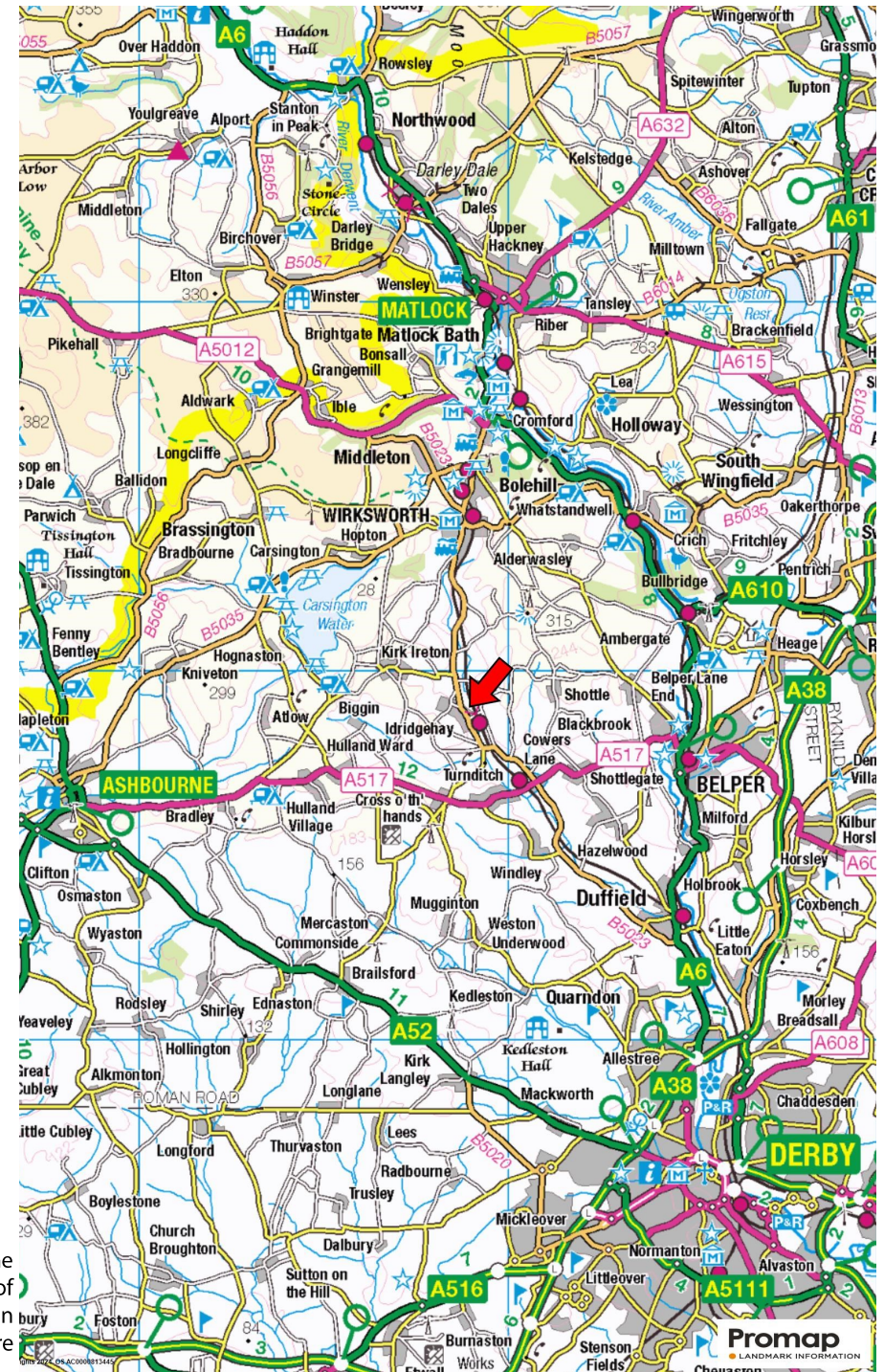
Mr G McClenaghan, Lovedays Solicitors, Sherwood House, 1 Snitterton Road, Matlock, Derbyshire, DE4 3LZ. T: 01629 704592

Local Authority:

Amber Valley Borough Council, Town Hall, Market Place, Ripley, DE5 3BT. T: 01773 570222

Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party.







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