



Land at Bargate

Belper



Land at Bargate
Belper
Derbyshire, DE56 1SQ

An excellent opportunity to purchase land available on the edge of
Belper

A very useful and productive block of land currently all laid to pasture.
amounting to 32.52 acres

Guide Price:
£350,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Description:

The land is available as a whole extending to 32.518 Acres (13.159 Ha) of productive grassland.

It is divided into three fields and is of good quality and well farmed. It is bounded by maintained hedges, some stone walls and fencing.

Access is via The Croft and then a private roadway/track.

The land is classified as Grade 3.

Directions:

The Croft is accessed off the junction of Bargate Road and Belper Road in the centre of the village.

Services:

The land has mains water connected which is available via a sub-meter.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Sporting, Timber and Mineral Rights:

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

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. Viewing is entirely at your own risk. Please park carefully so as not to block the land and take care if there is any livestock in the fields.

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. There are no public rights of way over the land.

Method of Sale:

Private Treaty

Vendor's Solicitors:

McClaren Warner, 129 Bath Street, Ilkeston, DE7 8AP. Mr S Kassell. T: 0115 930 4994

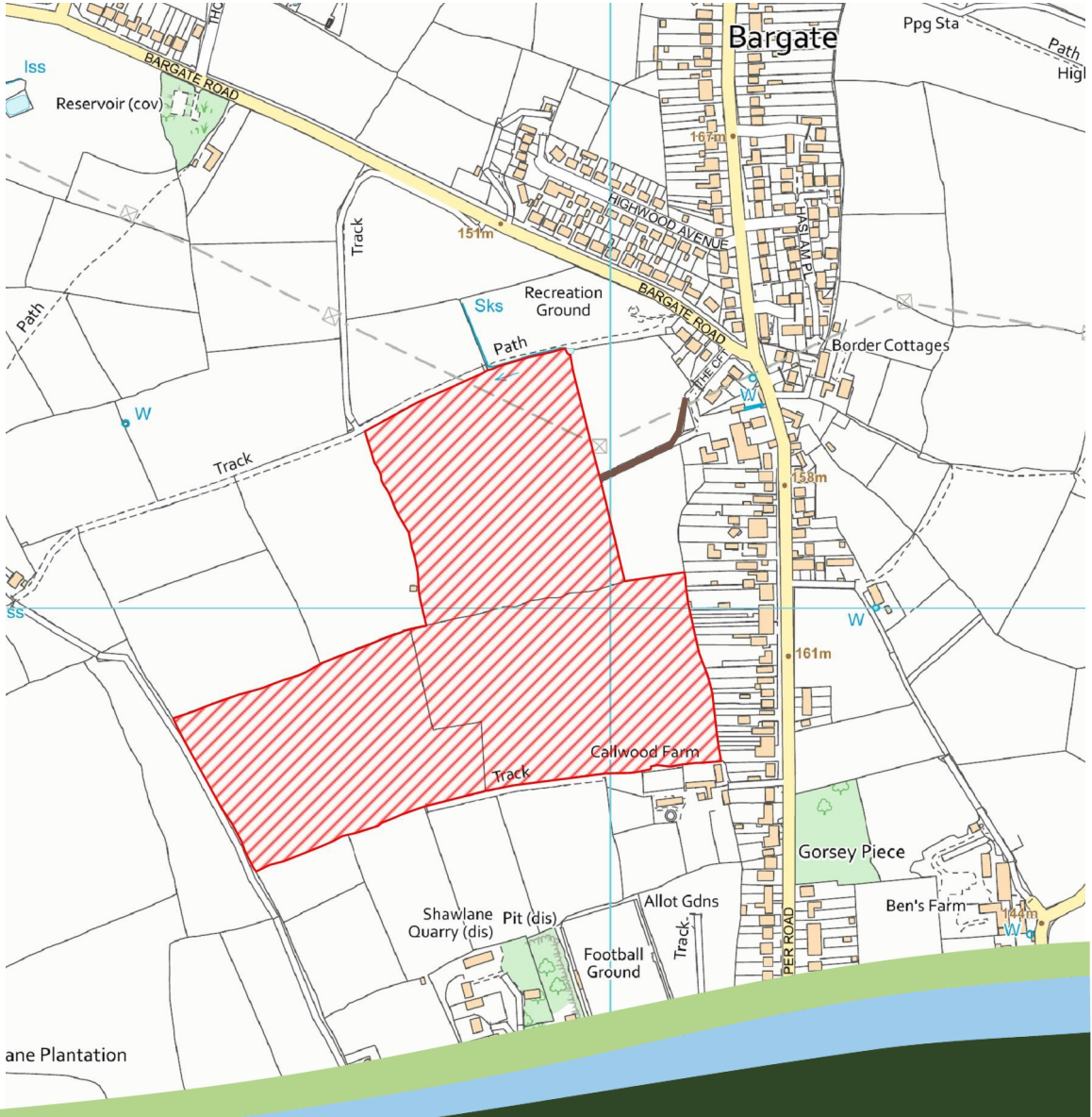
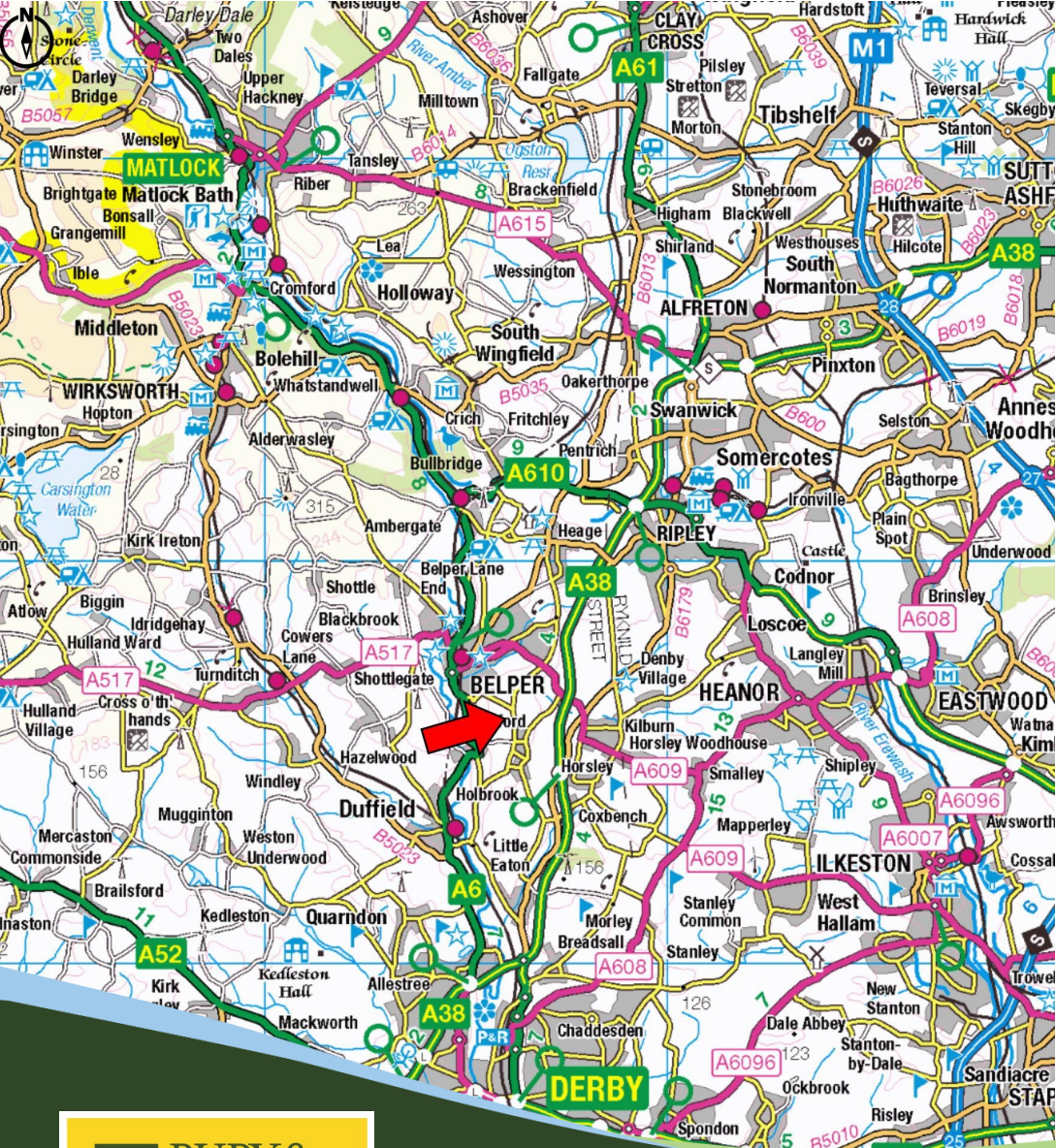
Local Authority:

Amber Valley Borough Council, Town Hall, Market Place, Ripley DE5 3BT

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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