



Land at Repton

Near Derby



Land at Repton

Derby, DE65 6FB



7.653 Ac

A very unusual opportunity to purchase some grassland, woodland and Repton Brook frontage close to the sought after village of Repton.

For sale by Private Treaty with Informal Tenders to be submitted by

12 noon on Friday 31st January 2025.

Guide Price: In Excess of £75,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

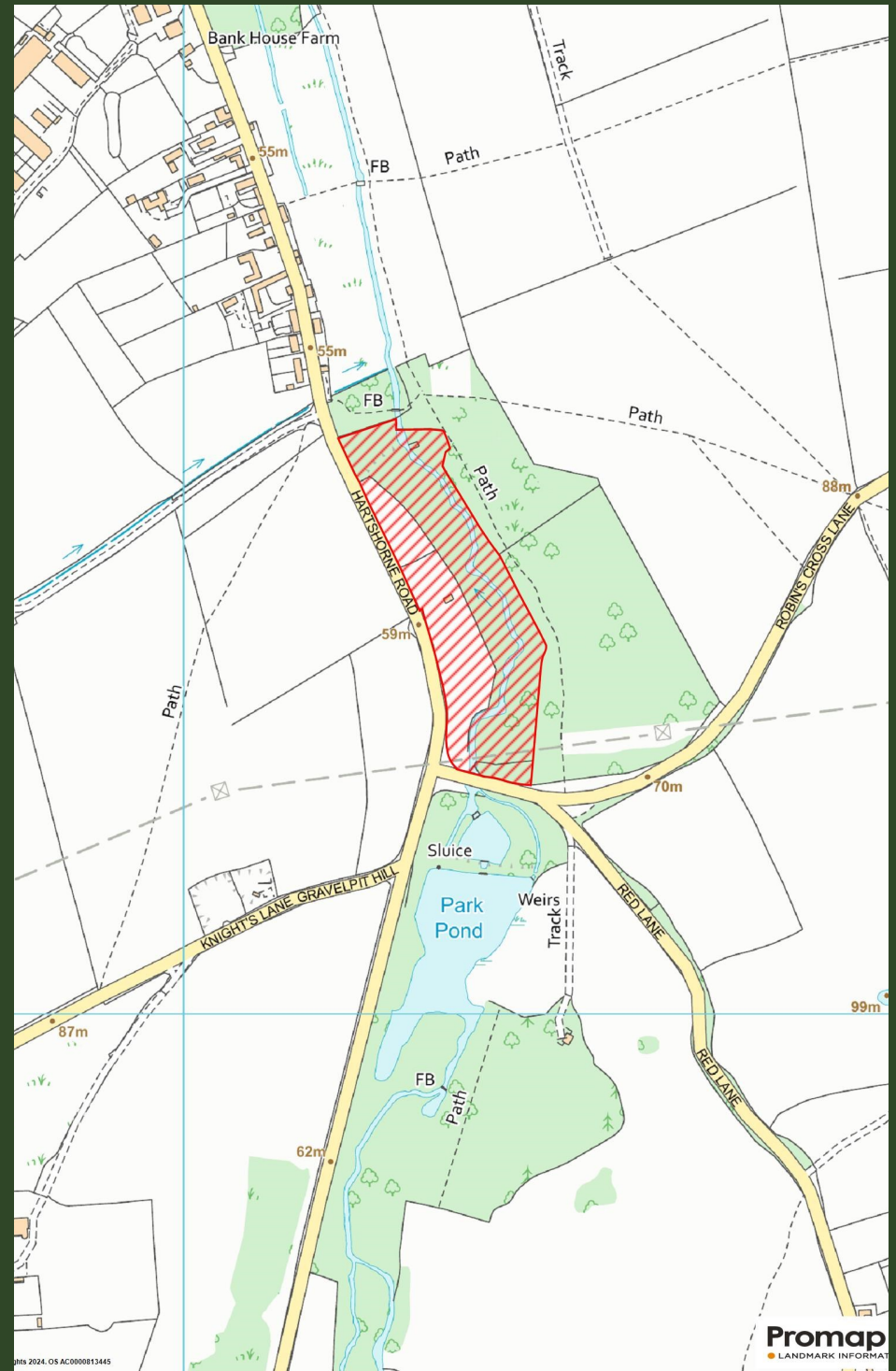
Description:

This is a wonderful block of land with two pasture fields, a building with three stables, two gated access points, an attractive willow woodland through which runs the charming Repton Brook, which is accessed from either of the paddocks, and includes fishing rights.

It appeals to those with equestrian or small holder interests and those looking for a delightful diverse piece of countryside.

Location:

Located on the edge of the sought after village of Repton.



Directions:

Proceed out of Repton towards Hartshorne and the land will be seen on your left immediately after leaving the village. It will be clearly identified with a Bagshaws For Sale board.

Services:

The land is sold with no mains services.

There is animal access to the stream at two locations on opposite ends of the land.

Overage

There will be an overage of 25% over 25 years in the event of any non agricultural/equine development.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Sporting, Timber and Mineral Rights:

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

Viewing:

The land may be viewed unaccompanied within daylight hours whilst 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 these particulars.

We are aware that a mains water pipe runs along the side of the land adjoining the road.

Method of Sale:

The land is offered by Private Treaty with informal offers to be submitted by 12 noon on Friday 31st January 2025 to the Ashbourne Office.

Vendor's Solicitors:

Nigel Davis Solicitors, 3-4 Spire House, Ashbourne Derbyshire, DE6 1DG. T: 01335 346772

Local Authority:

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

Money Laundering Regulations 2017:

All interested parties 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.

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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In partnership with Bury and Hilton

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