

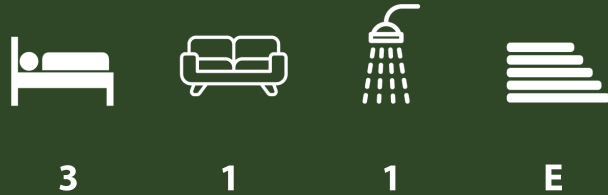


# Ellis Piece

Shottle



**Ellis Piece**  
Spout Lane  
Shottle  
Derbyshire, DE56 2DQ



A three bedroom detached property occupying a rural location within the hamlet of Shottle .

Gardens to the front with off road parking and garage and courtyard garden to the rear.

**The property is sold subject to an agricultural occupancy condition**

**Asking Price:**

**£400,000**



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

**Description:**

The property is situated on Spout Lane within the hamlet of Shottle just 5 miles from Belper. The property comprises of Entrance Hallway, Lounge (6.06m x 4.05m), Kitchen (4.77m x 3.64m), Utility Room and Cloakroom / WC. On the first floor are three double bedrooms Bedroom One (5.04m x 3.61m) Bedroom Two (4.22m x 3.15m) Bedroom Three (4.05m x 3.16m) and a Bathroom. Outside is a front garden with drive providing off road parking with access to a garage and a small rear courtyard.

**Directions:**

What3words: ///villager.venue.tapers



# General Information

## Services:

Main Water and Electricity. Oil fired central heating.

Private Drainage; Please note that the septic tank is currently in the neighbouring land and a replacement drainage system would be required to be constructed within the curtilage of the property as the present position of the tank will not be permitted to a future buyer.

## Tenure and Possession:

The property is sold Freehold with vacant possession.

## Agricultural occupancy condition:

The occupation of the dwelling shall be limited to persons whose employment, or latest employment is or was wholly in agriculture as defined in section 290 of the Town and Country Planning Act, 1971 or in forestry, and including the dependants of such person residing with them, or the widow or widower of such a person.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

## Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Local Authority and Council Tax Band:

Amber Valley Borough Council—Council Tax Band 'E'

## Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: [ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com).

## Broadband Connectivity:

It is unknown as to the connectivity of broadband as it has not been connected. Due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

## 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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