



Rainster
Ballidon Moor



Rainster

Ballidon Moor
Brassington, Matlock,
Derbyshire
DE4 4HP



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A three bedroom detached bungalow occupying a rural location with off road parking, garage and a lawned garden to the front.

The property is sold subject to an agricultural occupancy condition

Asking Price:

£250,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Description:

The property is situated on Ballidon Moor approximately 7 miles from Ashbourne. The property comprises of an Entrance Porch, WC, Utility Room, Dining/Kitchen Room, Living Room, Three Bedrooms, Family Bathroom. Outside is a drive with off road parking, garage and front garden



General Information

Services:

Mains Water is currently sub metered, the installation of an independent new water supply would be required.

A commercial bio mass boiler is currently installed this will be required to be disconnected and the buyer will need to install a new heating system if required.

Private Drainage; it is understood that a new septic tank would need to be constructed within the grounds.

Mains Electricity connected.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Agricultural occupancy condition:

The occupation of the dwelling shall be limited to person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290 (1) of the Town and Country Planning Act, 1971, or in forestry (including g any dependants of such a person residing with him), or a with him), or a 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:

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, DE4 3NN. Tel. 01629 761100.

Band E

Directions

What3words:///overhear.beauty.stubborn

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or

e-mail: 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:

Owing to the property's location, mobile network coverage may be limited. Prospective purchasers are advised to consult the website of Ofcom (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this area.

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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