



Land off Etwall Road

Egginton



**Land off Etwall Road
Egginton
Derby
DE65 6GW**

An excellent opportunity to acquire a level grassland paddock with a strip of woodland extending to 9.86 acres (3.99Ha) in all, conveniently located having gated roadside access.

The land is situated on the corner of Hilton Road and Etwall Road between the villages of Etwall, Hilton and Egginton providing excellent access to local link roads.

It is bordered by hedging and fencing and would be suitable for grazing and mowing with the strip of woodland on the southern border running along side Hilton Road.

For sale by Private Treaty.

Asking Price: £150,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Getmapping plc 2017.

Promap
LANDMARK INFORMATION

Directions:

What3Words: [///tailed.flagpole.breezes](https://www.what3words.com/tailed.flagpole.breezes)

Services:

No services are connected. Buyers should satisfy themselves as to the potential to connect services.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Timber, Sporting and Mineral Rights:

Timber And Sporting are all believed to be in hand and any value attributable to them is included within a sale price.

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.

Viewing:

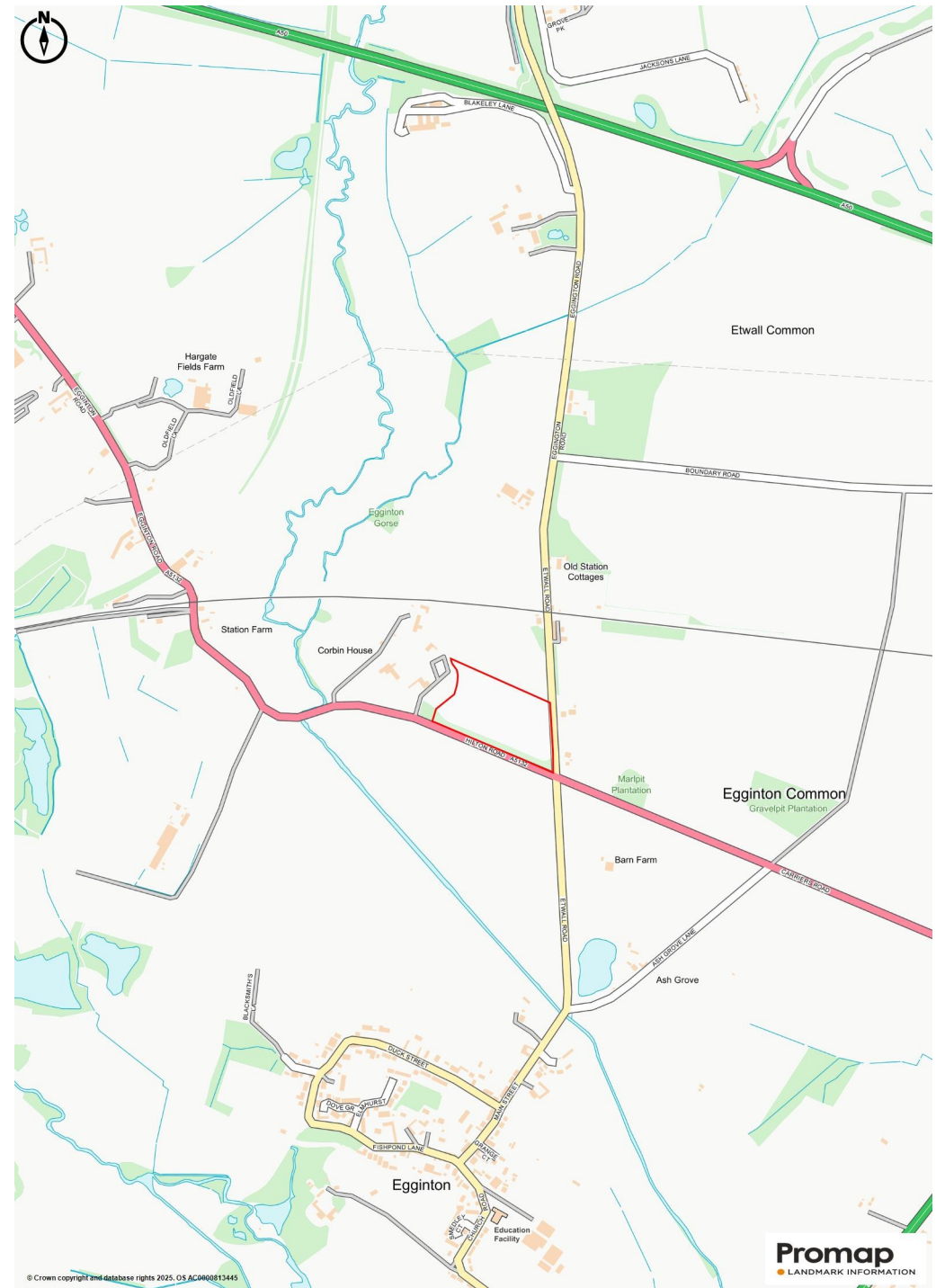
The land may be viewed on foot at any reasonable time when in possession of a copy of these particulars. Any gates should be left secured as they were found. Viewing is entirely at your own risk .

Local Authority:

South Derbyshire District Council

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.





Vine House, Church Street, Ashbourne, Derbyshire, DE6 1AE

T : 01889 562811

E : ashbourne@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

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Ashbourne	01335 342201
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