



Land off Leashaw Road

Holloway



**Land off Leashaw Road, Holloway,
Matlock, Derbyshire, DE4 5AT**



1.22 ac

A wonderful opportunity to purchase a parcel of mixed grassland and attractive woodland with gated roadside access, situated between the villages Holloway and Whatstandwell.

The land has been used for grazing and keeping of bees in recent years and there remains a fence enclosure within the land designated for the siting of bee hives

Previous planning consent had been granted to erect an agricultural building on the site but this has now expired.

Lovely picturesque bluebell woodland area

Best and final offers invited by

12 noon on Wednesday 11th June 2025.

Guide Price: In Excess of £20,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Services:

The land is sold with no mains services.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Planning Consent:

Further details on the expired planning consent can be viewed on the planning portal searching reference AVA/2015/0892.

Local Authority:

Amber Valley Borough Council

Sporting, Timber and Mineral Rights:

Sporting, Timber and Mineral rights are believed to be included within the sale as far as we are aware

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Viewing is at own risk and viewers should be careful on the land as it is uneven in places. Please be mindful to park so as to not to cause an obstruction to the road.

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.

Directions:

What3words - ///refusals.colonies.performs

Method of Sale:

The land is offered by Private Treaty - Best and final closing date for offers Wednesday 11th June 2025 at 12 noon.

Additional costs:

The purchasers will be required to pay a contribution of £3000 including VAT towards the vendor's costs .

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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