



Land off Broadway

Duffield



**Land off Broadway
Duffield
Derbyshire DE56 4BW**



35.96 Ac (14.56 ha)

35.96 acres (14.56 ha) of good quality agricultural land in arable and grass rotations.

This land is subject to an Agricultural Holdings Act Tenancy with a current rent passing of £3,161.00 per annum. The land is classified as a mixture of Grade 3 and 4 under the MAFF Agricultural Land Classification Scheme

Guide Price:

Offers in excess of £275,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Description:

This land is considered as an excellent opportunity to acquire agricultural investment land and that it may have some long term development potential. To that end the land is sold subject to a 25 year overage for any uplift in the event of development at 25%.

The land is accessed via a vehicular track from Broadway as shown on the plans .

Location:

The land is situated in a semi-rural location on the edge of the village of Duffield



Directions:

Please use w3w//: salads. arch.misty

Services:

No services are connected to the land

Tenure and Possession:

The land is sold freehold subject to an Agricultural Holdings Act Tenancy.

Timber, Sporting and Mineral Rights:

Timber, sporting and mineral rights are included within the sale insofar as they exist.

Viewing:

Viewing of the land should be arranged through the Ashbourne Office of the sole agents' office on 01335 342201 email ashbourne@bagshaws.com in order that we may liaise with the tenant.

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.

There is a public footpath along the access track to the land.

Method of Sale:

The land is offered for sale by Private Treaty,

Areas

Please note all areas are based on computer Pro Map Plans

Vendor's Solicitors:

Nelsons solicitors, 8 Stanford Street, Nottingham, NG1 7BQ. FAO: Gemma Hopper
T; 0115 958 6262

Local Authority:

Amber Valley Borough Council, Town Hall, Market Place, Ripley, DE5 3BT. T: 01773 570222

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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