



Land at Brailsford

Ashbourne



Land at Brailsford
Church Lane, Brailsford,
Ashbourne, Derbyshire, DE6 3BX



6.96 Ac

(2.81 Ha)

An opportunity to purchase a most useful field suitable for grazing
or arable rotation conveniently located near the village of Brailsford

Guide Price:
Offers Over £85,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

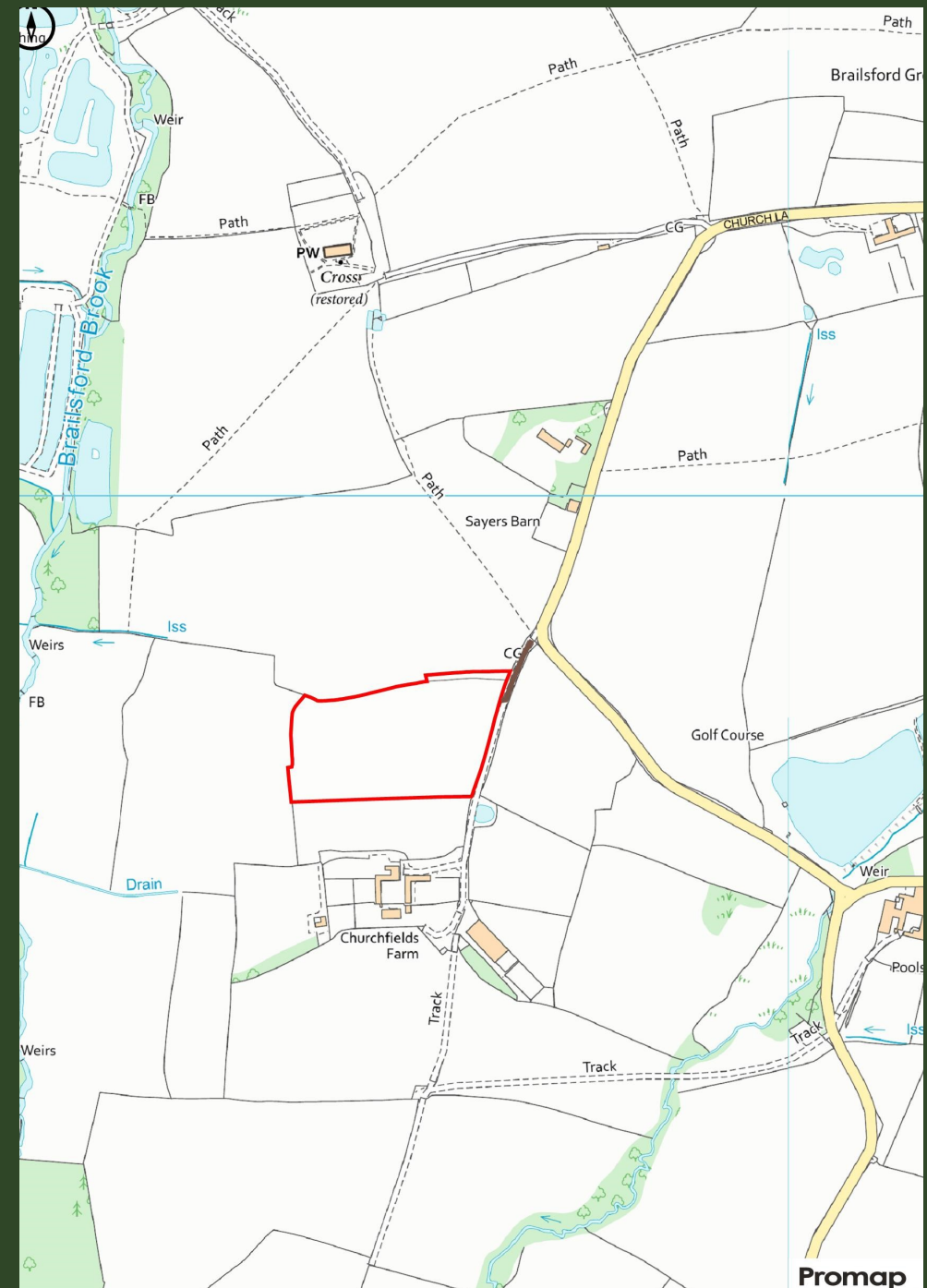
Description:

The land extends in total to approximately 6.96 acres (2.81 ha) and comprises of approximately 4.99 acres of pasture and approximately 1.97 acres of maize cover crop.

The land is classified as Grade 3 and the soil is slightly acid, loamy and clay soils with a moderate to high fertility. It is not situated in a nitrate vulnerable zone.

Location:

The land is situated near to the village of Brailsford.



Directions:

From the A52 through Brailsford take the turning sign posted Brailsford Church and follow Church Lane. Proceed past the turning to the Church itself and on a sharp left hand bend the driveway to the field will be seen directly ahead. A Bagshaws "For Sale" sign board will be evident at the edge of the field.

Services:

No services are connected.

Tenure and Possession:

The land is sold freehold with vacant possession upon the grassland field but there will be a right of hold over for the shoot to use the maize cover crop until February 2025.

Mineral, Sporting and Timber Rights:

All are believed to be in hand

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars.

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 right of way along the drive for agricultural purposes only as shown brown on the plan

Method of Sale:

The land is offered by Private Treaty

Vendor's Solicitors:

Underwood Vinecombe LLP, Outrams Wharf, Little Eaton DE21 5EL . T: 01332 836666

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN

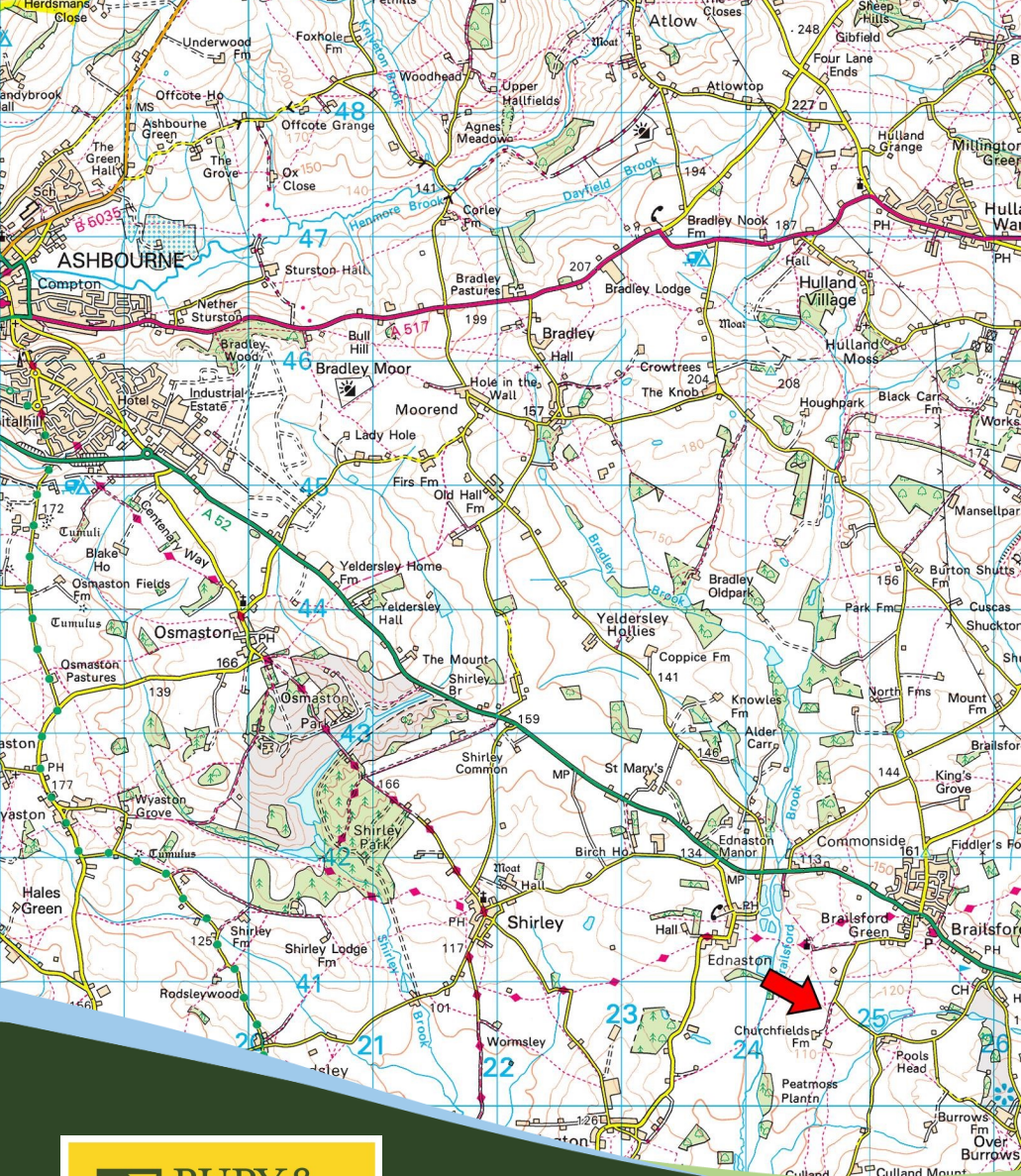
Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

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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