



Land off Coach Road  
Golden Valley, Nr Alfreton



Land off Coach Road,  
Golden Valley,  
Nr Alfreton, Derbyshire, DE55 4ES



**12.49 ac**

**A rare opportunity to purchase a sizable parcel of grassland with planning permission for the erection of an agricultural building, in an accessible semi-rural position with far reaching views extending to approx. 12.49 acres.**

**Offers Over:**

**£250,000**



Bakewell Office - 01629 812777



[bakewell@bagshaws.com](mailto:bakewell@bagshaws.com)

**Description:**

A parcel of grassland extending to approx. 12.49 acres of grassland separated into two fields, with post and rail/wire fencing and hedgerows. The land is suitable for mowing and grazing, with water troughs in both fields. The land has road access off Coach Road with 114 metre of road frontage.

**Location:**

The land is located in an accessible semi-rural setting with views over adjoining countryside. The Land is within easy reach of nearby towns and cities where amenities can be found and has excellent transport links, being 3.5 miles from Alfreton, 3 miles for Ripley and 14 miles from the city of Derby. The A610 is easily accessed which in turn gives excellent access to neighbouring towns, cities and also the A38 dual carriage way leading to the M1 Motorway at junction 28.

**Directions:**

From the B6016 Newlands Road, heading from Riddings, turn left onto Coach Road. Continue along Coach Road past the equestrian centre and then shortly after the next property on the right, the entrance will be found on the right hand side indicated by our for sale board.



### Planning Permission:

The land is sold with the benefit of planning permission under planning ref: AVA/2022/0284 for a 60ft x 30ft steel portal framed 3 bay building with sheeting to the sides and roof, with a roller shutter door to the front. There is also approval for laying of type 1 limestone to the front of the building.

### General Information:

#### Services:

There is mains water connected to the land.

#### Tenure and Possession:

The property is sold freehold with vacant possession upon completion.

#### 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.

#### Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

#### Vendor's Solicitors:

Mr Geoff Gibbert, Hardwick Legal, Huthwaite, Notts. Contact: glg@hardwicklegal.com

#### Local Authority:

Amber Valley Borough Council, Town Hall, Ripley, DE5 3BT Tel: 01773 570222

#### Overage Clause:

The land will be sold subject to an overage clause of 25% on any uplift in value arising from any non-agricultural or private equestrian planning consents granted for a period of 25 years from completion. This will exclude planning consent

for one private dwelling. If consent is given for further dwellings, the clause will apply.

#### Viewing:

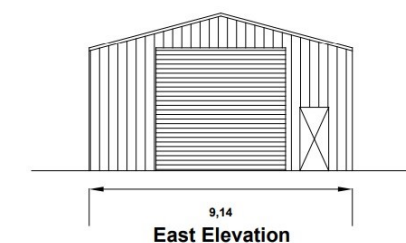
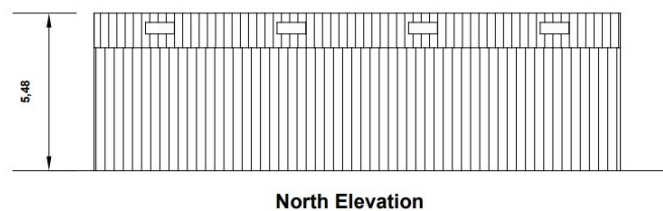
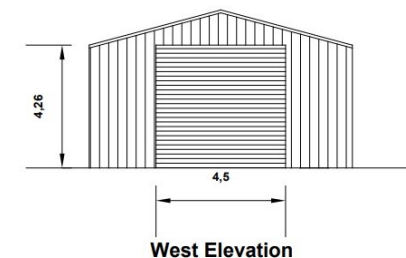
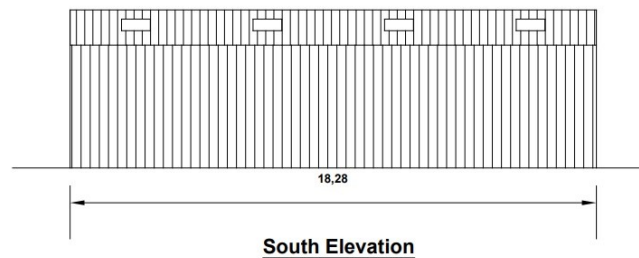
The land may be viewed at any reasonable time within daylight hours, when in possession of a copy of these particulars

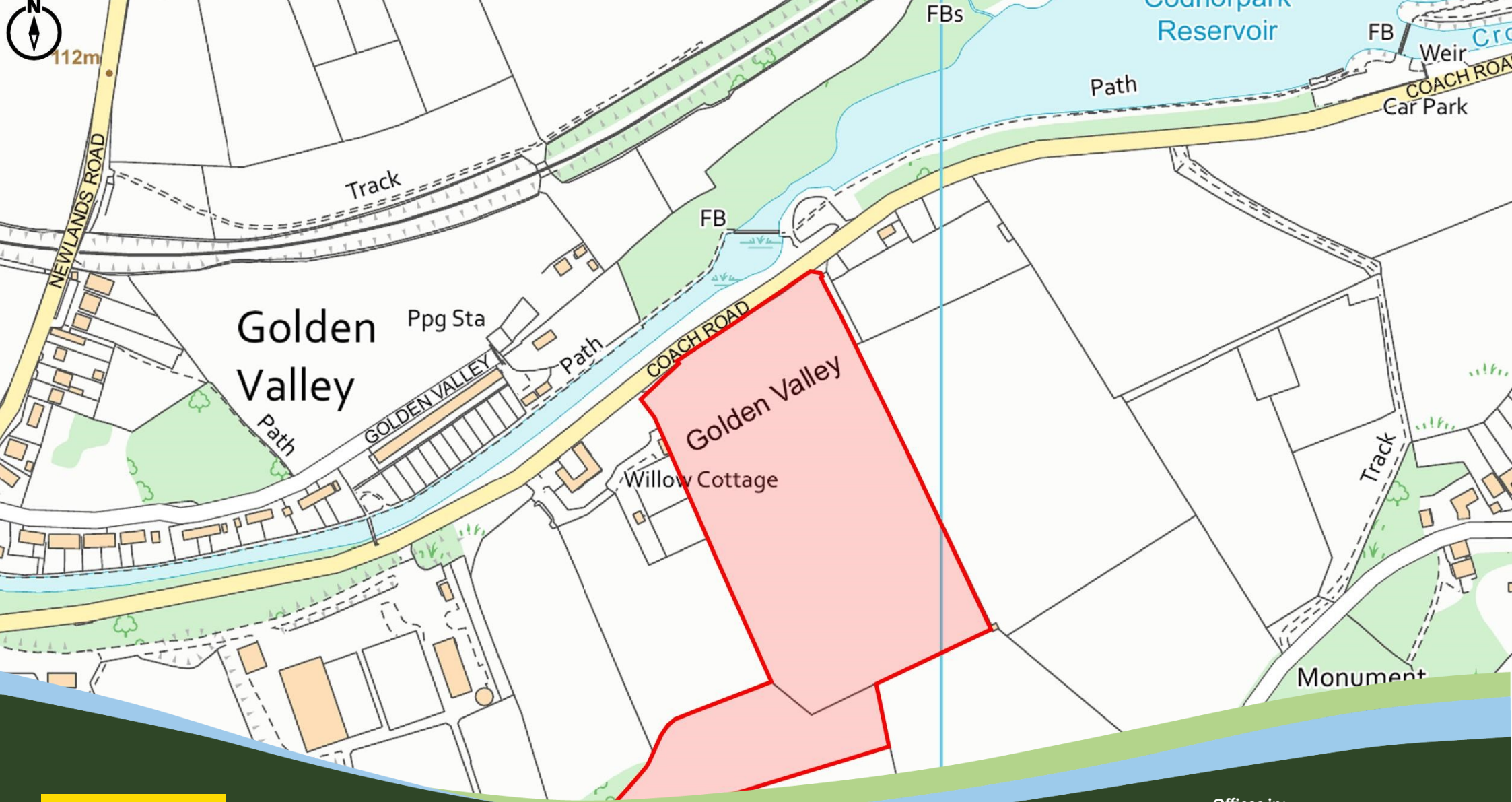
#### Method of Sale

The property is offered for sale by private treaty

#### Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.





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**In partnership with Bury and Hilton**

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