



Lot 2 Denby Hall, Street Lane
Denby



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Denby

DE5 8NE



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64.60
acre(s)

A wonderful opportunity to acquire 71.7 acres of accessible woodland, amenity land and lake, available in two lots or as a whole.

Price Guide

£300,000



Bakewell - 01629 812777



bakewell@bagshaws.com

Description

A ring fenced block of lovely accessible deciduous woodland together with a 1.39 acre lake, wide grass rides and excellent stone tracks on the outskirts of Denby.

The native woodland on the site was established approximately twenty years ago, and is an intimate mix of species, including silver birch, willow, alder, hawthorn and hazel. The attractive woodland is now well established, that together with the accessible location, and quality of the internal access rides, provides scope for a range of leisure, recreational and commercial uses, subject to necessary planning consents. The woodland is complimented by the lake that is fringed by bullrushes and native trees. The lake currently accommodates c.20 fishing pegs on the north bank and has been used as a mixed coarse fishery by a local fishing club.

The woodland is at a stage where there is considerable scope to manage it to accord with the purchasers objectives (subject to the relevant legislation), and the internal access tracks, and roadside access lends the site to a range of possible applications, subject to the necessary consents.

Directions

From the A38, take Derby Road towards Denby (B6179). After passing through the village, and prior to reaching Denby Pottery Village, turn left onto Station Road, that becomes Street Lane. The property is located on your right, as indicated by Bagshaws "For Sale" board.

The access gate is located at What3Words//probably.craft.reservoir.

Services

None connected, but mains services are understood to be in nearby adopted highways

Tenure and Possession:

The property is sold freehold with vacant possession granted on completion.

Basic Payment Scheme:

The land is not registered with the Rural Payments Agency and is not subject to any agri environment or forestry schemes

Sporting and Timber Rights:

Included as far as they exist

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 defined in these particulars. The property currently has footpaths and a bridleway cross it (Denby BW90, Denby FP82 and Denby FP 16). These are to be varied in accordance with the approved planning application (AVBC ref: AVA/2022/0837 and relevant reserved matters applications). Confirmation of the location of these routes will be detailed within the sales contract.

Method of Sale:

The property is offered by private treaty.

Vendor's Solicitors:

Gunner Cooke (Mr Brendan Walsh)
A| 53, King Street, Manchester M2 4LQ
T| 07733 124865
E| brendan.walsh@gunnercooke.com

Local Authority:

Amber Valley Borough Council
A| Town Hall, Ripley, Derbyshire DE5 3BT
T| 01773 570222
E| enquiry@ambervalley.gov.uk

Money Laundering Regulations 2017:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

Fish Stocks

The sale includes any fish stocks within the lake. Whilst we believe that the lake has mixed coarse fish, including silver fish and carp, Bagshaws LLP nor the vendor are not liable in any way for the quality or quantity of the fish stocks, nor any death or disease that may affect such stocks. Purchasers should satisfy themselves as to the quality and quantity of the fish stocks prior to any purchase.

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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