



Land off Salters Lane Matlock



Land off Salters Lane, Matlock, Derbyshire DE4 2PA

A unique opportunity to purchase approximately 42.5 acres of pasture and amenity land and a 7.2 acre quarry.

For sale by Private Treaty

GUIDE PRICE: £275,000 - £300,000

Location:

The land occupies an elevated position off Salter's Lane, less than 1.7 miles from the centre of Matlock, just outside of the Peak District National Park, and benefits from excellent views of the surrounding area. The property is located approximately 10.2 miles from Bakewell, 11.4 miles from Chesterfield, 20.4 miles from Derby, and 29.8 miles from Sheffield.

Directions:

From Matlock town centre head northwest onto Oak Road towards New Street. After approximately 300ft turn left onto bank road, and remain on this road for approximately 400ft. At the roundabout, take the 3rd exit for the A615/Bakewell Road, and remain on this road for approximately 0.4 miles. At the next roundabout, take the 1st exit for the A6/ Derwent Way. Remain on this road for 0.3 miles and then make a right turn onto Cawdor Way, and then an immediate right turn onto Matlock Spa Road. After 0.3 miles,

turn left onto Snitterton Road, and then right onto Salters Lane. The land is situated on the left, as indicated by our For Sale board.

Description:

The sale of this unique property offers the opportunity to acquire circa 42.5 acres of pasture and amenity land together with a 7.2 acre quarry. The property benefits from exceptional views of the locality and excellent roadside access.

The former limestone and quartz quarry offers the opportunity for a range of alternative future uses, subject to necessary planning consents. The vendor has had the quarry surveyed to have a capacity of over 1,000,000 m³. In addition is a derelict building that historically was used in conjunction with quarry operations.

Tenure and Possession:

The land is offered freehold with vacant possession upon completion.

Basic Payment Scheme:

Basic Payment Scheme entitlements are not included.



Environmental Schemes and Payments:

The land is not entered into any stewardship agreements, although neighbouring properties are understood to be entered into Higher Level Stewardship, something that may assist with any application.

Rights of Way, Wayleaves & 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.

Timber, Minerals & Sporting Rights:

The property is to be sold with the benefit of these rights so far as they exist.

Viewing:

Because of the quarry, viewing is to be by arrangement with Bagshaws LLP.

Services:

There are no mains services are connected.

Overage:

Any uplift in value of the property arising from non-agricultural development will be subject to 8% overage upon the grant of planning permission for a period of 30 years from the 26th April 2007.

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN
Tel: 01629761100
Web: www.derbyshiredales.gov.uk

Solicitors:

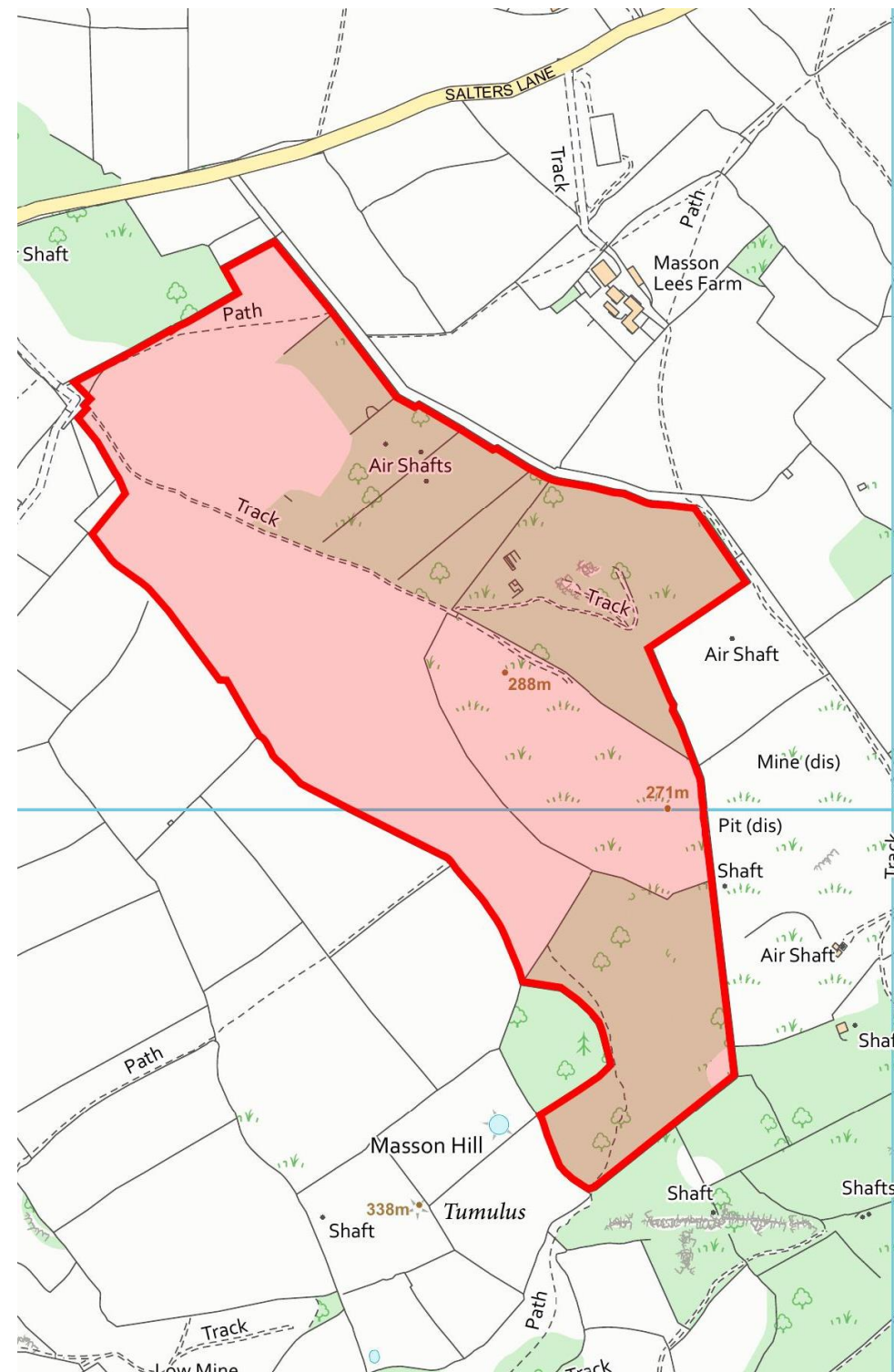
The Vendor's solicitors are;
Chattertons, 1 Flavian Road, Nettleham Road,
Lincoln, Lincolnshire LN2 4GR
Contact: Marika Whiteman
Tel: 01522 305897

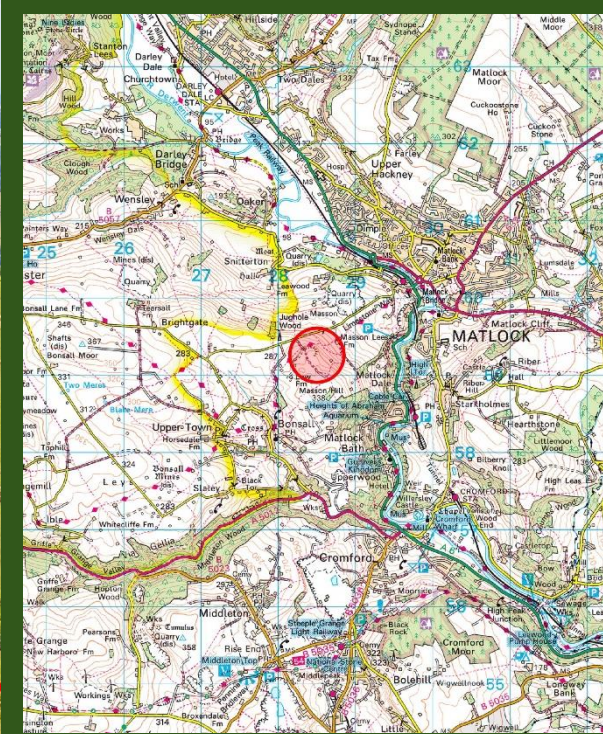
Method of Sale:

This property is to be sold by Private Treaty.

Money Laundering Regulations:

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.





Agents Note;

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.



The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire
DE45 1AH

T : 01629 812777

E : bakewell@bagshaws.com

www.bagshaws.com

Offices in:

Ashbourne:	01335 342201	Bakewell:	01629 812777
Buxton:	01298 27534	Leek:	01538 383344
Penkridge:	01785 716600	Uttoxeter:	01889 562811

