



Land off Prospect Road
Denby Village, Ripley



**Land off Prospect Road
Denby Village
Ripley
Derbyshire DE5 8RE**



9.21 acres

A rare opportunity to purchase a useful parcel of grassland, extending in total to approximately 9.21 acres (3.73 ha), benefitting from roadside access, located on the edge of the village of Kilburn.

For Sale by Private Treaty

Guide Price : £100,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The land is situated to the north of the village of Kilburn, in a rural location but within easy reach of many nearby towns including Belper to the west (2.6 miles), Ripley to the north (3.0 miles), and Ilkeston to the east (7.9 miles). Basic amenities can be located in the village including village shops and various public houses, with a more comprehensive range of facilities at the nearby towns. Derby city centre locates just 7.5 miles to the south.

Directions:

From the centre of Ripley, head south on the B6179 Derby Road, heading out of town. Continue into Rawson Green, with the industrial estate on your right-hand side, turn left onto Prospect Road, signposted for 'Denby Depot'. The land can be found approx. 400 yards down the lane, on the right-hand side, indicated by our for sale board.

What3Words: appealing. lavender.suitcase



Description:

With an access off Prospect Road, the land offers a useful block of grassland, suitable for both mowing and grazing of livestock/horses. Extending to approx. 9.21 acres, the land is currently divided into multiple paddocks, and benefits from a stream running through. There is a second access point to the south, for pedestrian and livestock use only. A public footpath runs through the centre of the land, however it is well fenced off, causing little disruption. The land will appeal to those seeking agricultural and/or equestrian enterprises.

Overage Clause:

The land will be subject to an overage of 20% upon any uplift in value arising from any development or planning permission outside of agricultural use or for the keeping of horses for a period of 40 years from the completion date.

Sporting, Mineral, and Timber Rights:

All rights are included as far as they exist.

Services:

A natural stream runs through the land, offering a water supply.

Viewing:

Strictly by appointment only through the selling agents, please contact Bagshaws Bakewell Office. 01629 812777

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars. There is a public footpath running through the centre of the land.

Method of Sale:

The land is for sale by private treaty.

Vendor's Solicitors:

Bowcock and Pursaill, 54 St Edward Street, Leek, Staffordshire ST13 5DT

Local Authority:

Amber Valley Borough Council, Town Hall, Market Pl, Ripley DE5 3BT

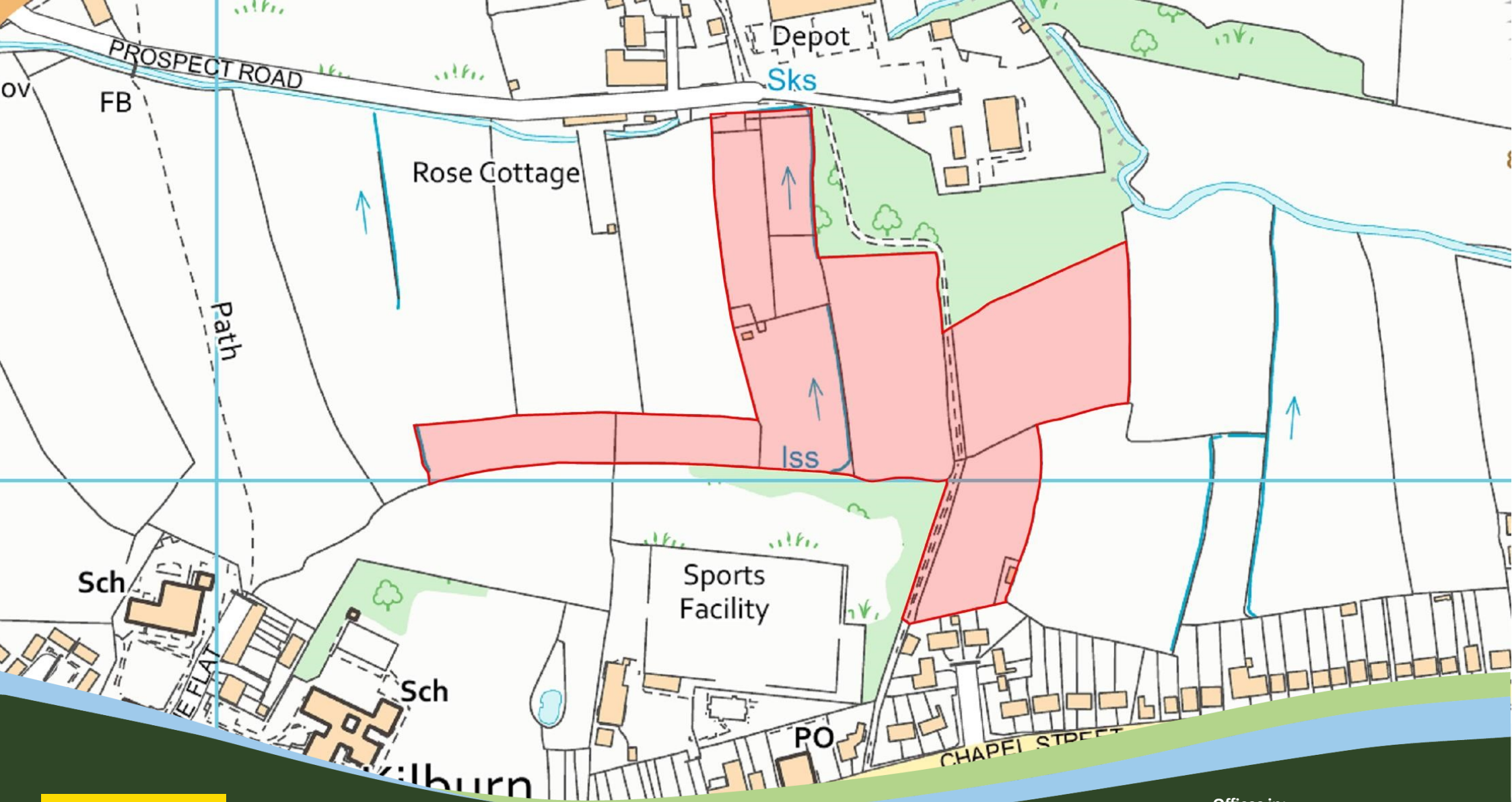
Money Laundering Regulations 2017:

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 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.





Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH

T: 01629 812777

E: Bakewell@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811



RICS



CAAV

rightmove



OnTheMarket.com



The Property Ombudsman



APPROVED CODE TRADINGSTANDARDS.UK