



Land and buildings off Derby Road
Marehay, Ripley



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Marehay

Ripley

DE5 8JN



12.47 ac

An exciting opportunity to purchase approximately 12.47 acres (5.05 hectares) of pleasant grassland suitable for mowing and grazing, together with an agricultural building and timber stores. The property boasts mains water and a highly accessible location, suiting those with equestrian or agricultural interests.

For sale by Public Auction at 3pm Monday 21st July 2025 at

the Agricultural Business Centre, Bakewell, DE45 1AH

Guide Price: £155,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The land and buildings are situated in a highly accessible location, boasting both rural outlooks and good transport links. The town of Ripley locates within walking distance, just 0.5 miles to the north, where a wide range of amenities can be found. Nearby towns and villages also include; Belper to the west (4.3 miles), Heanor to the south east (4.1 miles), Alfreton to the north (6.1 miles), and Wirksworth to the north west (10.2 miles). The cities of Derby and Nottingham are each within a 15 mile radius from the property. There are many nearby local walks, trails in the surrounding area, excellent for those who enjoy the outdoors.

Directions:

From Ripley town centre head south along Derby Road B6179 and continue out of town. Turn left opposite the garage onto a lane, signposted for 'Lumb Farm' and indicated by our 'For Sale' board. Follow the driveway down, the land can be found on the right hand side before your reach Lumb Farm.



Description:

The property offers an attractive parcel of grassland, extending to approx. 12.47 acres (5.05 hectares), in good heart and divided into paddocks. A small portion of woodland sits to the west of the block, offering screening and shelter from the roadside. The land is suitable for mowing and grazing, bounded by post and rail/wire fencing and mature hedgerows.

Upon the land is a useful 2 bay steel portal frame modern agriculture building, offers a flexible space to adapt to a purchasers preference, with concrete panel sides and a concrete floor. Adjacent to the building, a timber shelter offers a loose box and store/tack room. Further down the fields, two further timber poultry sheds offer further storage/housing space. The timber structures are all moveable, and flexible in their uses. A landscaped area offers a platform for a further building should a purchaser wish to erect (subject to planning consent).

The property benefits from mains water, and will suit those with equestrian and/or agricultural interests.

Services:

The property benefits from mains water.

Tenure and Possession:

The land is sold freehold with vacant possession.

Sporting, Mineral and Timber Rights:

The sporting, mineral and timber rights are included in the sale as far as they exist.

Viewing:

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

Local Authority:

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

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. The property has a right of way over the neighbouring property for access. This right of way is shared with a second neighbouring party.

Method of Sale:

The land is offered by Public Auction at 3.00pm on Monday 21st July at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

Rickards & Cleaver, 100 King St, Alfreton, DE55 7DD

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.

Deposits & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. of VAT), payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

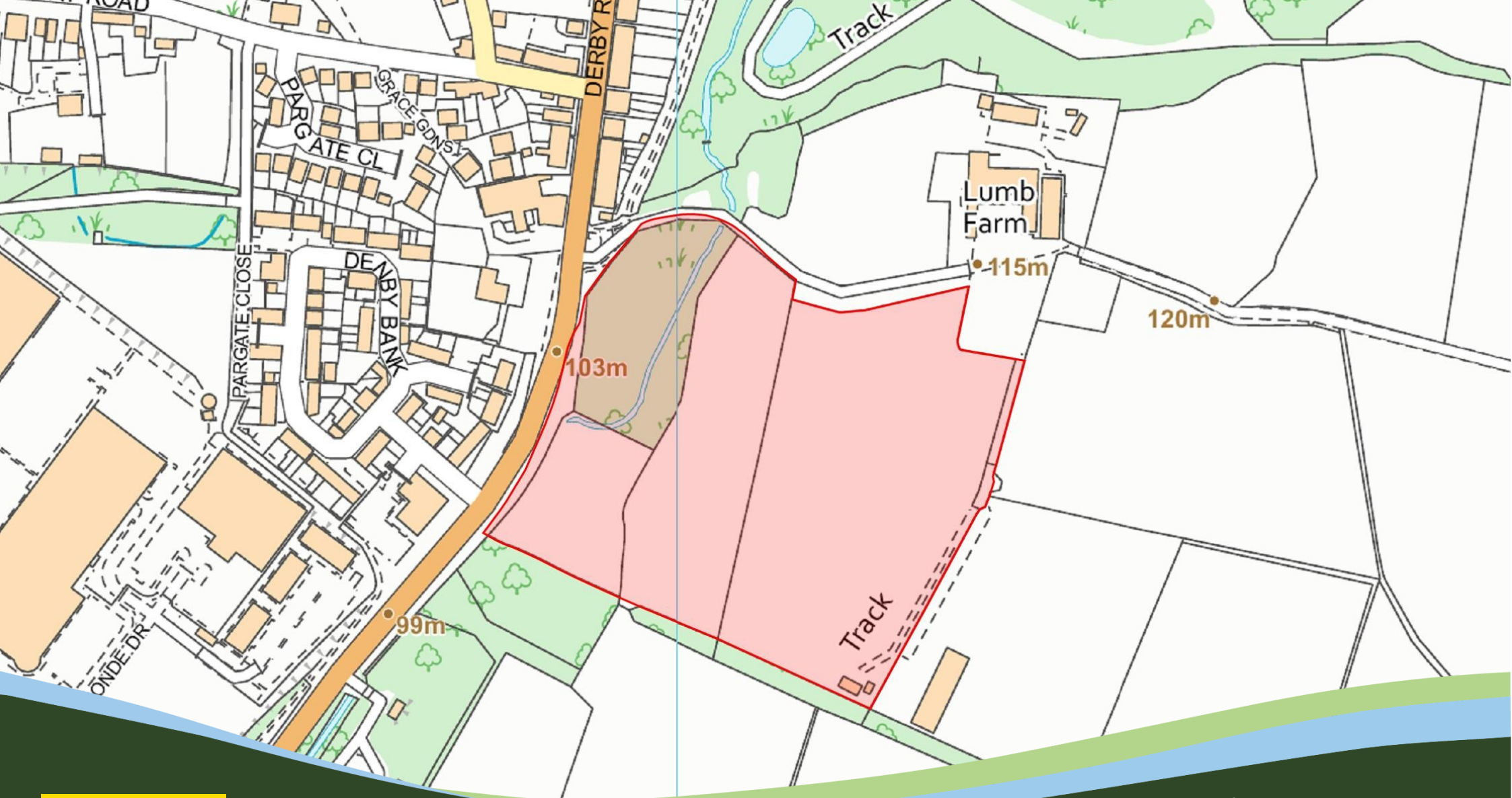
Conditions of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of 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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