



Land At Clifton Road Clifton Road, Ashbourne DE6 1DT

welcome to

Land At Clifton Road Clifton Road, Ashbourne

A freehold piece of land located in Ashbourne, just on the outskirts of the town centre. The plot measures approximately 1 acre, subject to measured survey. There is an existing building located on the plot (we haven't been able to inspect the building) and the plot has its own access off Clifton Road. Currently, there are no services to the site. The land has a number of potential uses, subject to necessary permissions & consents, including potential development. Ashbourne is a thriving market town on the edge of the Peak District National Park. The plot has established and mature trees/shrubbery, as well as a building, and site visits are available strictly during daylight hours without prior appointment. It is essential that care is taken and appropriate footwear/clothing is worn when inspecting the site as some of the ground is uneven and areas of the site are overgrown.

AUCTION DETAILS

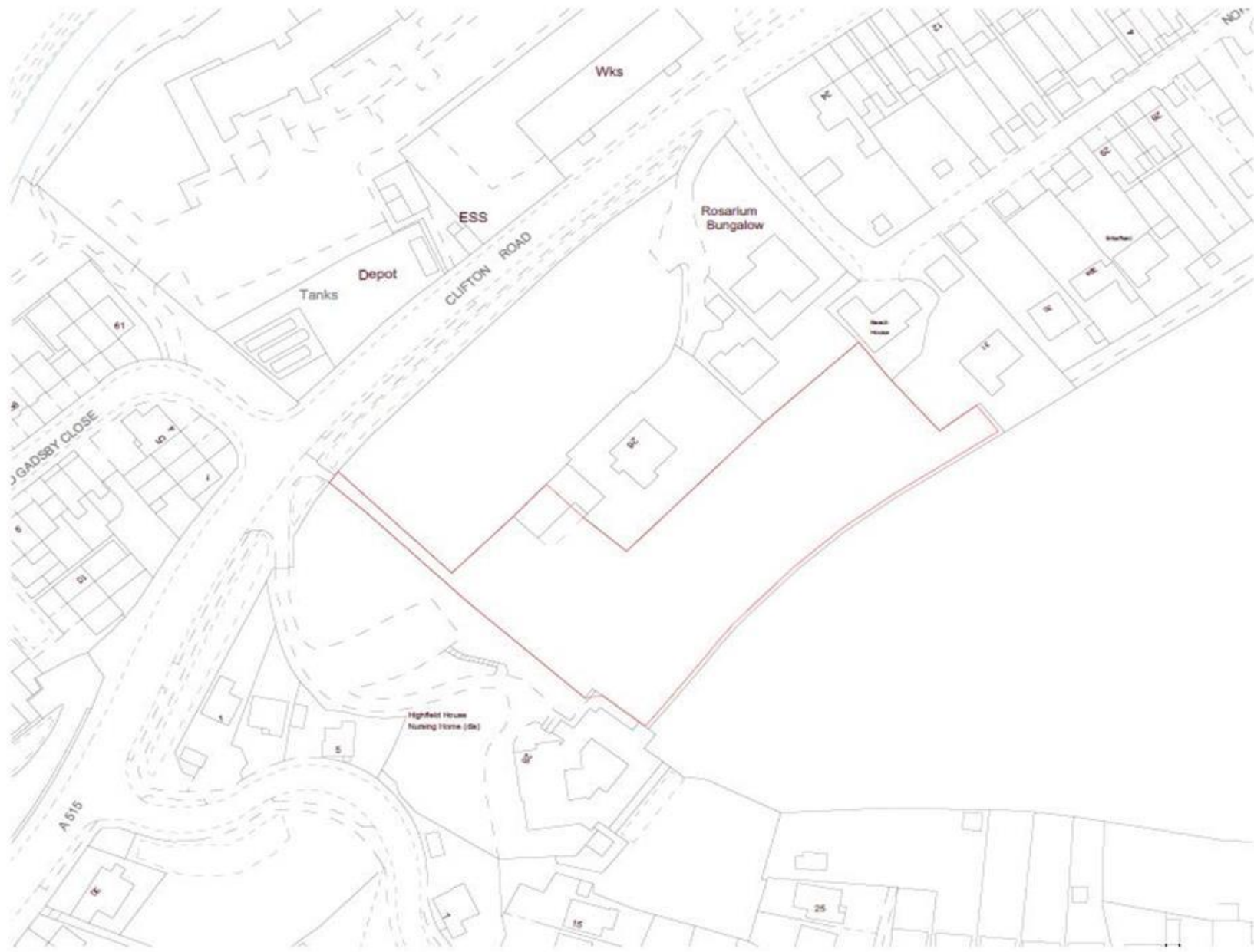
AUCTION DATE: TUESDAY 18th NOVEMBER 2025

BIDDER REGISTRATION: BY 2pm MONDAY 17TH NOVEMBER 2025

WHERE TO BID: Please ensure you are registered to bid on the Barnard Marcus Auctions website.

LEGAL PACK: Download from Barnard Marcus Auctions





Conditions Of Sale

**Health & Safety Advice For
Pro**

Guide And Reserve Prices

Viewings

Note

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Land At Clifton Road Clifton Road, Ashbourne

- Measuring approximately 1 acre, subject to measured survey
- AUCTION TUESDAY 18th NOVEMBER 2025
- Freehold land, with vacant possession
- Scope for development, subject to necessary permissions & consents
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Tenure: Freehold EPC Rating: Exempt
Council Tax Band: Deleted

guide price



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/ABN106676



Property Ref:
ABN106676 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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