



Windy Rise & Woodland, Windy Lane, Little Eaton

DE21 5AJ

welcome to

Windy Rise And Woodland Windy Lane, Little Eaton Derby

AUCTION DATE: TUESDAY 21ST MAY 2024

BIDDER REGISTRATION: Please ensure you are registered to bid on the Barnard Marcus Auctions website by 2pm on Monday 20th May 2024

DOWNLOAD LEGAL DOCUMENTS FROM BARNARD MARCUS AUCTIONS WEBSITE



welcome to

Windy Rise & Woodland, Windy Lane, Little Eaton

- Great plot and Woodland situated in a good position on the edge of the village.
- Site of a former bungalow, with derelict garage and overgrown gardens.
- Potential to replace the previous dwelling, subject to planning permission and regulations
- For sale by auction

Tenure: Freehold EPC Rating: Exempt

guide price

£120,000 - £140,000



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FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS TUESDAY 21ST MAY 2024 AT 9.00AM.

This hillside plot was formerly occupied by a detached bungalow (fire damaged, then demolished) with gardens and garage (now derelict). The plot sits in an elevated cul-de-sac position with views through the trees along the valley and beyond towards Derby. To the rear of the former garden can be found an area of mature broadleaf woodland extending to around 1.5 acres subject to measured survey. A second area of mature woodland with grassy clearing (estimated at 0.26 acres, Title DY572042) is also included in the sale. Amidst neighbouring fields and woodland, the site is on the edge of Little Eaton village, with access to the A38 linking Derby with the M1 Motorway and A52 to larger cities and townships. The village offers an array of amenities including a school, butchers, pharmacy, eateries, public house, church, cricket/tennis club and a garden centre. We understand there are public footpaths within the site and Tree Preservation Orders across the woodlands. Whilst investigations are pending as to whether the registered extent of the smaller woodland area can be increased to a slight extent, prospective bidders should proceed on the basis that it will not be with no direct reliance to be placed upon this. Any viable update will be provided in the legal pack, if appropriate.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY119104 - 0002

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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