

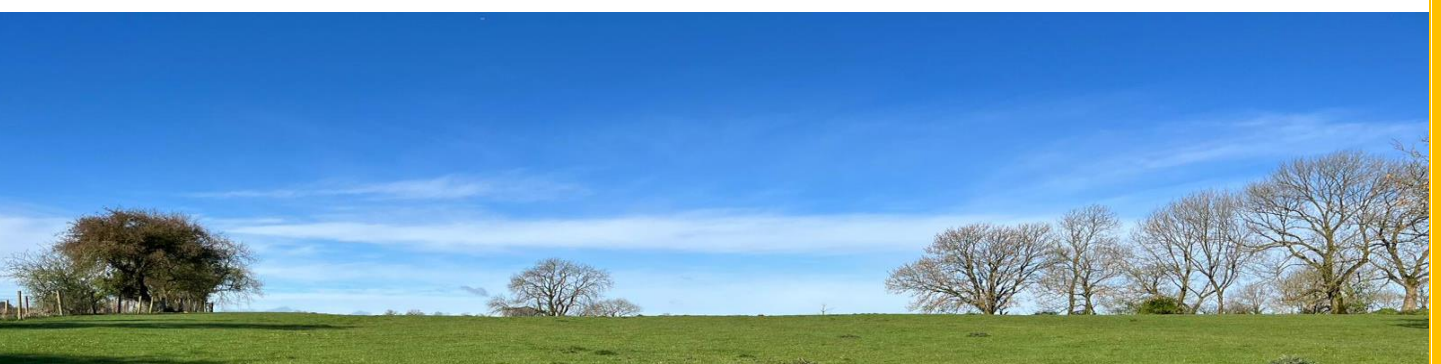
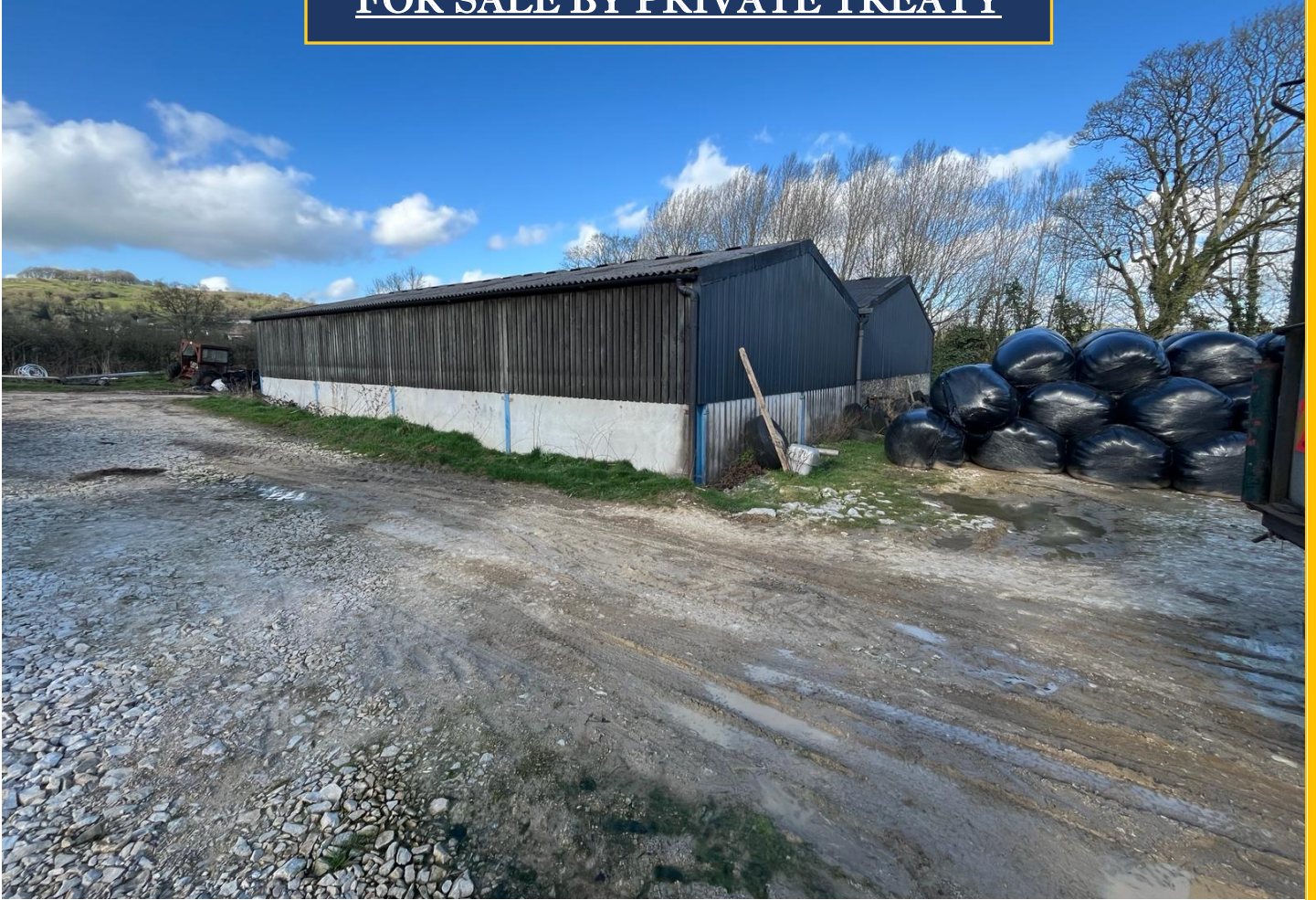
Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

TEL: 01538 373308

EMAIL: ENQUIRIES@GRAHAMWATKINS.CO.UK

FOR SALE BY PRIVATE TREATY



Two Portal Framed Cattle Buildings with a good sized yard area standing in 25.20 Acres or Thereabouts of Sound Grassland off Pits Lane, Parwich, Ashbourne, Derbyshire, DE6 1QG

Offers in the Region of £350,000

Situation

The land is situated just on the outskirts of the village of Parwich which lies approximately 7 miles from Ashbourne and access is gained from Pits Lane, which leads into the yard area and giving access to the farm buildings and the grassland beyond.

The location of the land is shown on the attached plan.

What3Words Location Code: ///unrealistic.reinstate.blacked

Description

The land has the benefit of two modern portal framed cattle buildings close to the entrance with an associated yard area, further described below

Portal Framed Cattle Buildings

Building Number 1 – 18.29m x 13.39m

With exterior stone facing and Yorkshire board under cement fibre roof.



Building Number 2 – 18.29m x 9.14m

With concrete panelled walls and Yorkshire Boarding under a cement profile roof.

Within the buildings there are pens for loose cattle housing together with a concrete based feed passage with hardcore bedding area for livestock within the cattle pens.

There are galvanised entrance doors to the buildings and outside there is a spacious hardcore yard area.

The land comprises a ring fenced block of permanent grassland which is undulating in nature and is generally used for grazing purposes. The land is considered to be sound and capable of growing good crops of grass.

- **Good Range of Portal Framed Cattle Buildings Presently Used for Cattle Housing with yard area and block of sound grassland.**
- **Mains Water Connected**

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

All statements do not constitute any part of, an offer of a contract;

All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;

Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;

The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

The property is set out within the following schedule

<u>OS Field Number</u>	<u>Description</u>	<u>Area (hectares)</u>
1577	Grassland	2.47
1866	Grassland	1.67
2060	Grassland	1.54
9152	Grassland	3.20
8761	Grassland	0.65
9644	Grassland	0.53
-	Buildings & Yard	<u>0.14</u>
		10.20 hectares or 25.20 acres or thereabouts



Services

The land is connected to a mains water supply.

Land Registry

The property is held on the land registry under title number DY274326, a copy of which is attached.

Tenure and Possession

The land is held freehold and vacant possession will be given upon completion.

Local Authority

The local authority is Derbyshire Dales District Council to whom interested parties should make their enquiries of planning or other relevant matters.

Viewings

At any reasonable time with a set of these particulars.

Mapping

The plans provided in these particulars are indicative and for identification purposes.

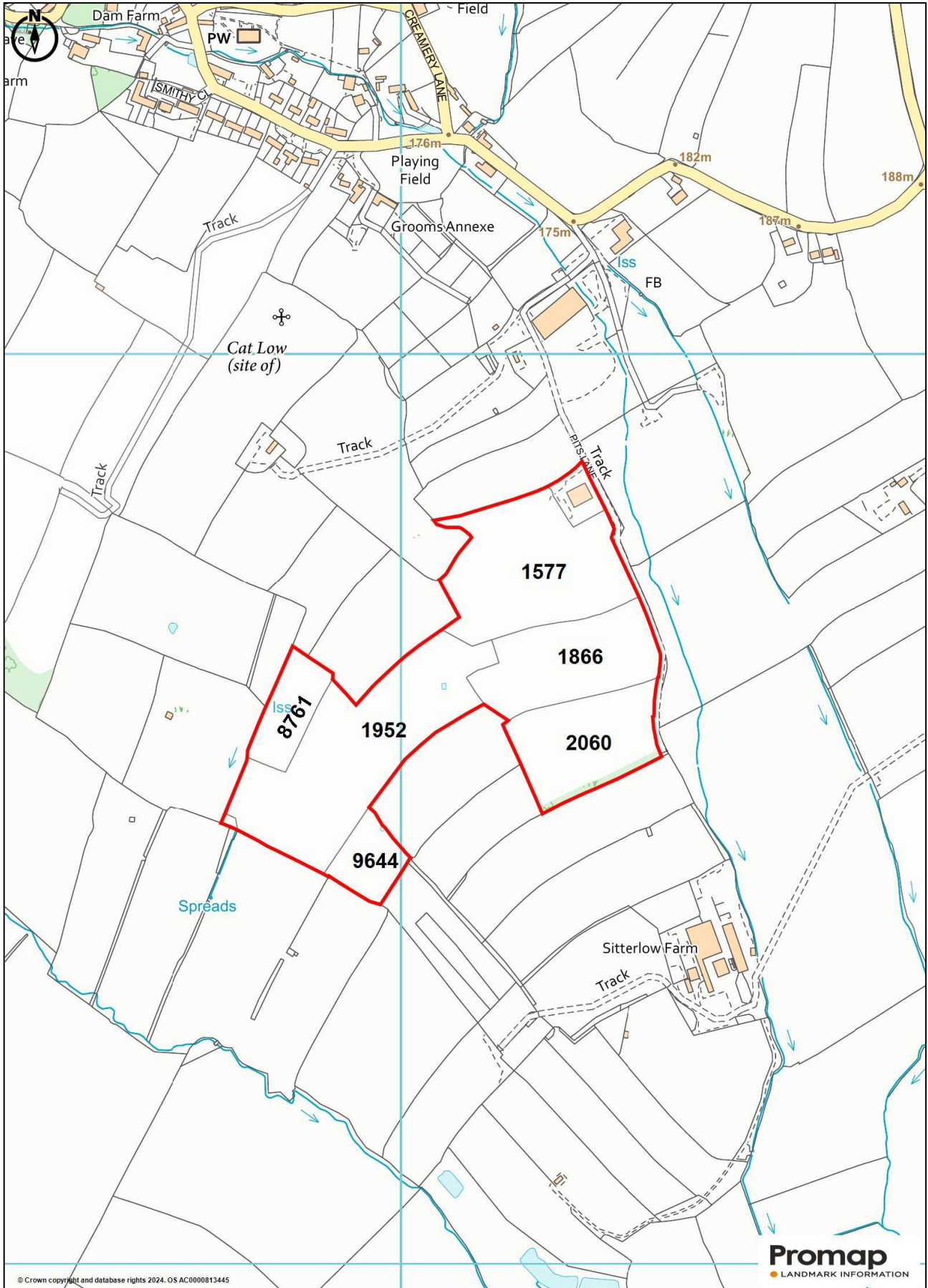
Wayleaves & Easements

The land is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

FOR IDENTIFICATION ONLY – NOT TO SCALE

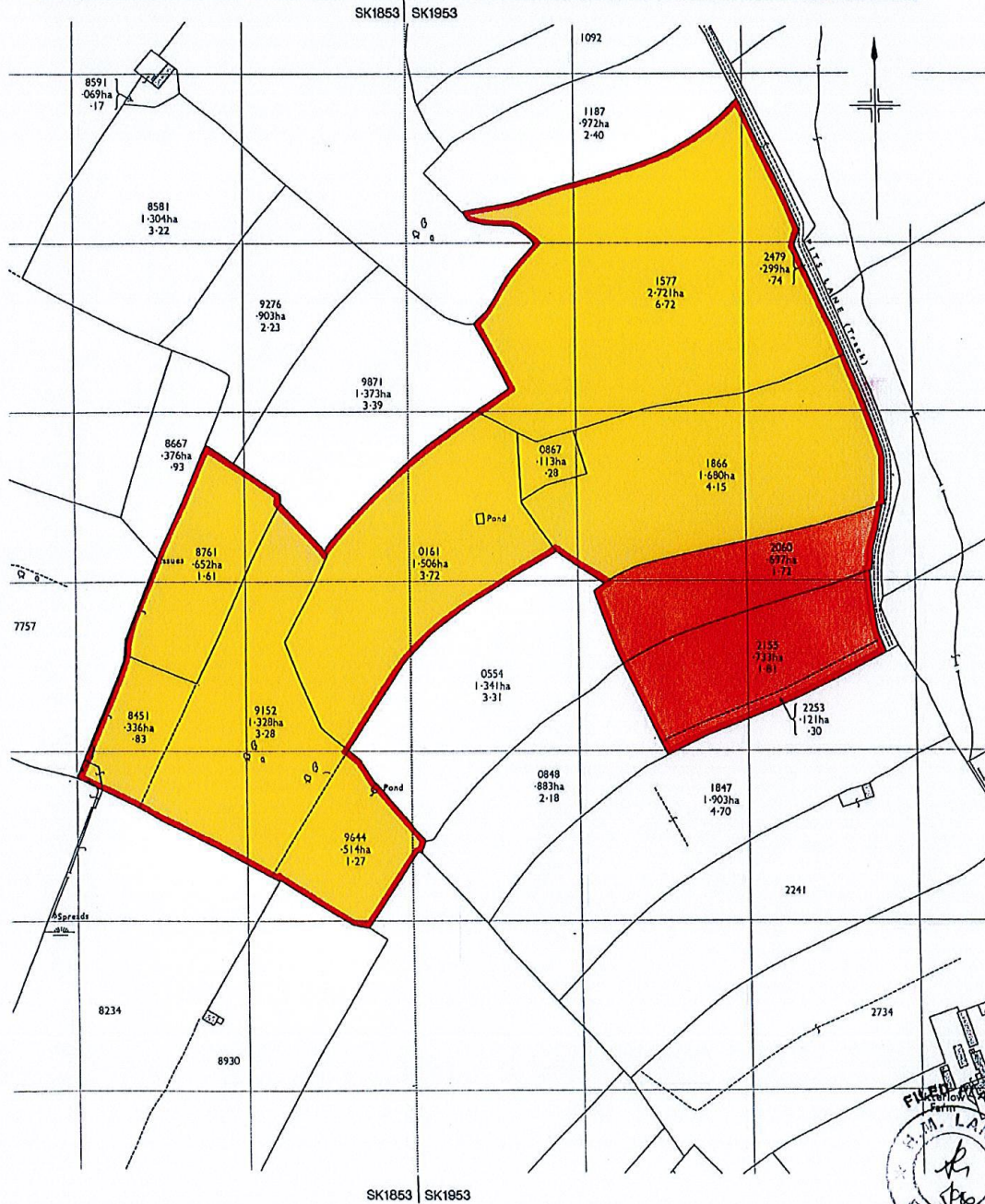
This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

Reproduced from the Ordnance Survey Map by Permission of the Controller of the Controller of H.M. Stationery Office. Crown Copyright reserved



Land Registry Plan

H.M. LAND REGISTRY		TITLE NUMBER	
		DY 274326	
ORDNANCE SURVEY PLAN REFERENCE	SK1853 SK1953	SECTION	Scale 1/2500
COUNTY DERBYSHIRE	DISTRICT DERBYSHIRE DALES		© Crown copyright 1996



This official copy is incomplete without the preceding notes page.