

# Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**FOR SALE BY PRIVATE TREATY**



**13.66 Acres or Thereabouts  
of Grassland off Bradbourne  
Road, Parwich, Ashbourne,  
Derbyshire, DE6 1QW  
Offers in the Region of  
£170,000**



### 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 Bradbourne Road.

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

What3Words Location Code:///airbase.scaffold.helping

### Description

This comprises a sound block of level grassland which is considered to be in good heart and suitable of growing good crops of grass for either mowing or grazing purposes as desired.

The land has good road frontage to the council road which runs along the eastern boundary from which there is a gated access. Within the land there is a natural brook which provides some drinking facilities for livestock grasing the land.

The land is set out in the following schedule:-

<u>OS Field Number</u>	<u>Description</u>	<u>Area (hectares)</u>
6453	Grassland	1.76
6138	Grassland	1.80
7445	Grassland	1.97
		<b>5.53 hectares or</b>
		<b>13.66 acres or thereabouts</b>

It will be noted that the field boundaries have been removed some time ago and the land is a single field.

### Services

The land has the benefit of a natural water source.

### Land Registry

The property is held on the land registry under title number DY440003, a copy of which is attached.

- **Sound Block of Grassland**
- **Has the Benefit of Natural Water**
- **Capable of Either Mowing or Grazing**

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.

### **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**

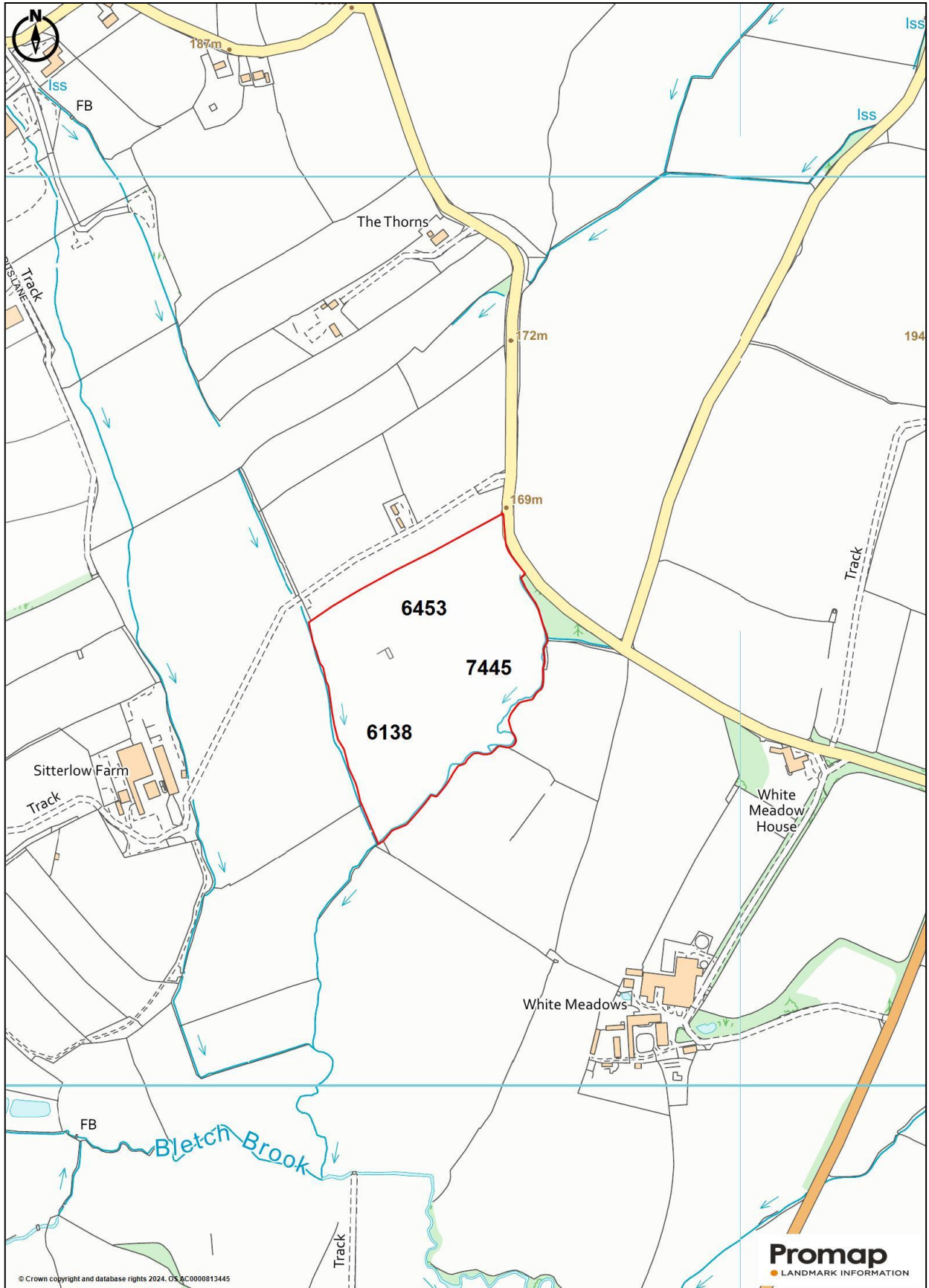
The land is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for 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.

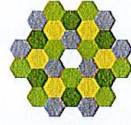
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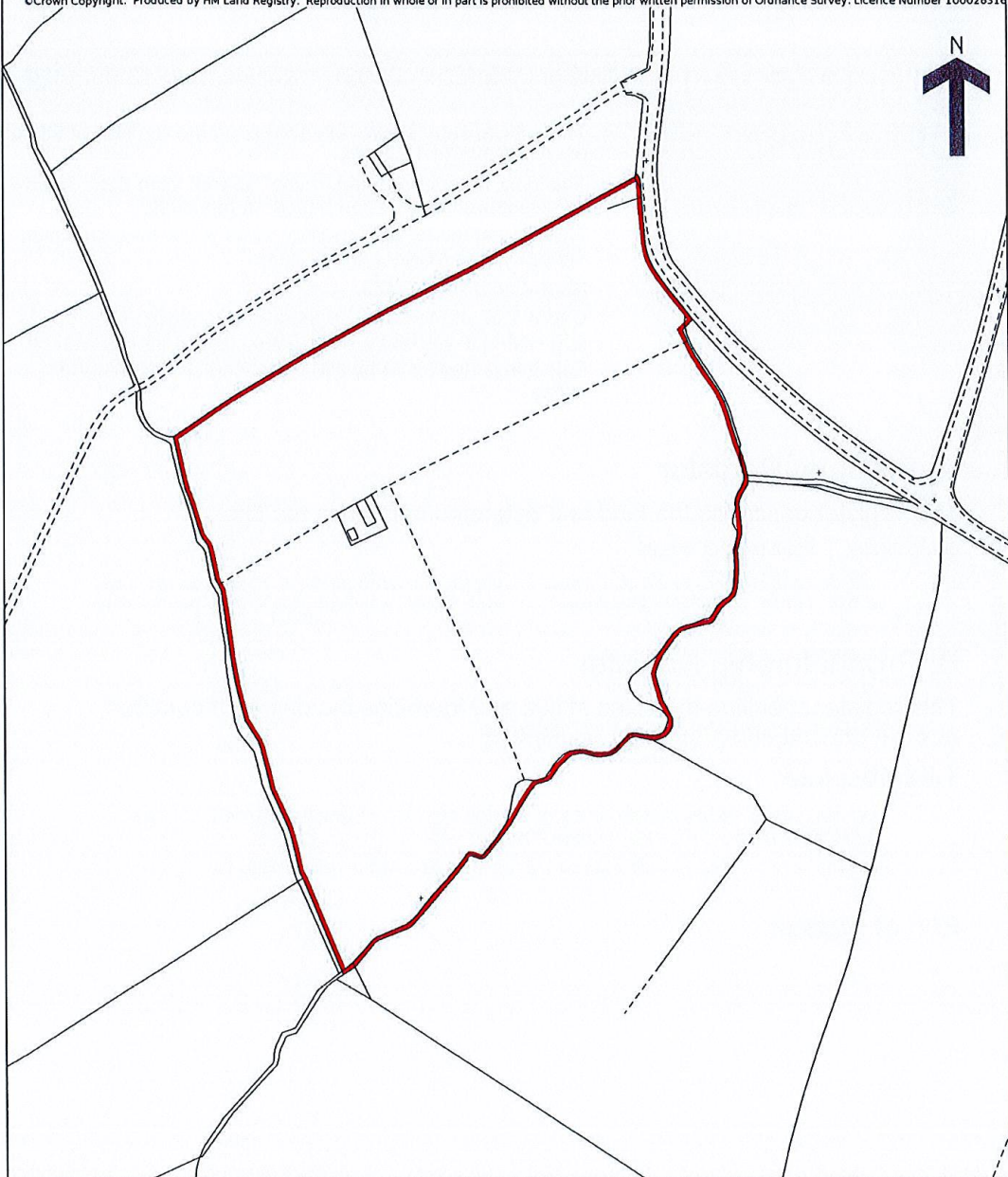
## Land Registry Plan

HM Land Registry  
Official copy of  
title plan

Title number **DY440003**  
Ordnance Survey map reference **SK1953SE**  
Scale **1:2500**  
Administrative area **Derbyshire : Derbyshire**  
**Dales**



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This official copy is incomplete without the preceding notes page.