

Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

TEL: 01538 373308

EMAIL: ENQUIRIES@GRAHAMWATKINS.CO.UK

FOR SALE BY PRIVATE TREATY



88.49 ACRES OR THEREABOUTS
Of Land at Alstonefield, Ashbourne, DE6 2FZ
To be sold as a Whole or in 3 Lots
Lot 1 – 56.59 Acres or Thereabouts
Lot 2 – 25.28 Acres or Thereabouts
Lot 3 – 6.62 Acres or Thereabouts

Situation

The land is situated on the outskirts of the popular village of Alstonefield as shown on the attached plan.

Description – Lot 1 – 56.59 Acres or Thereabouts – Offers in the Region of £450,000 (shown edged in red on the attached plan)

The land extends to 56.59 acres or thereabouts of sound land currently used for growing arable crops, but also suitable to grassland reversion.

The land has gated access to Lode Lane and access to Gipsy Lane.

What3words///tonic.downward.blush

Description – Lot 2 – 25.28 Acres or Thereabouts – Offers in the Region of £200,000 (shown edged in blue on the attached plan)

The land extends to 25.28 acres or thereabouts of grassland and arable land with access off Gipsy Lane as will be seen on the attached plan.

What3words///slugs.relies.glitter

Description – Lot 3 – 6.62 Acres or Thereabouts – Offers in the Region of £60,000 (shown edged in purple on the attached plan)

The land extends to 6.62 acres or thereabouts of sound arable land which is also suitable for grassland reversion if desired.

The land has gated access off Gipsy Lane.

What3words///unimpeded.distanced.found

Services

We understand that the land has a mains water connection. If the land is sold in lots this will become a shared supply.

- **Currently Mostly in Arable but Suitable for Grassland Reversion**
- **Of Interest to Farmers and Investors**
- **With Gated Access**

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 Staffordshire Moorlands District Council and Peak District National Park.

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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