

Draft Details Only – these details may be subject to alterations

FOR SALE
BY PRIVATE TREATY
5.24 Acres or Thereabouts of Land
At
Reynards Lane, Hartington, SK17 0AN

- Stunning Countryside Views
- Mains Water Supply
- Sound Block of Grassland Suitable for Grazing
- Of Interest to Adjoining Farmers, Investors, or those with Environmental/Conservation Interests



Guide Price - £75,000
For Sale by Private Treaty

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

1. All statements do not constitute any part of, an offer of a contract;
2. 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;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. 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

DIRECTIONS

From our Leek office, take the A53 towards Buxton and after approximately 1 mile, turn right onto Thorncliffe Road, continue for approximately 3.5 miles. At the 'Mermaid Inn' Holiday Apartment, turn right and continue for approximately 2.5 miles continuing onto Leek Road. At the junction turn left onto the B5053, then take the second right onto the B5054 towards Hartington. Continue past the 'Manifold Inn' Public House, until reaching Hartington village. The right onto Hall Bank and take the first right onto Reynards Lane that run towards Wolfscote Grange, follow this lane for approximately 1.5 miles, the land will be situated on the right hand side identified by one of the Agents 'For Sale' signs.

SITUATION

The land is situated close to the village of Hartington, in the heart of the Derbyshire Dales. Being approximately 10 miles from Ashbourne, 11 miles from Buxton and 11 miles from Leek.

WHAT3WORDS LOCATION

///sharpen.civil.pigtails

DESCRIPTION

The land extends to 5.24 acres or thereabouts of grassland, being undulated in nature. The land is of reasonably good heart and suitable for grazing. The land is accessible along Reynards Lane, a single track road with gated access being from a byway to the west of Reynards Lane.

The land will be of interest to adjoining or nearby farmers or those looking for a block of land in its own right.

The land can be further described in the schedule below:-

<u>Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
0804	Grassland	1.01
9312	Grassland	1.11
		2.12 Hectares
		Or 5.24 Acres
		Or Thereabouts

SERVICES

We understand that the land is connected to a water supply.

Interested parties should refer to the legal pack.

LOCAL AUTHORITIES

The local authorities are Derbyshire County Council and Derbyshire Dales District Council.

TENURE AND POSSESSION

The land is freehold and vacant possession will be obtained on completion of sale.

VIEWING ARRANGEMENTS

At any reasonable time with a set of these particulars.

MAPPING

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

WAYLEAVES AND EASEMENTS

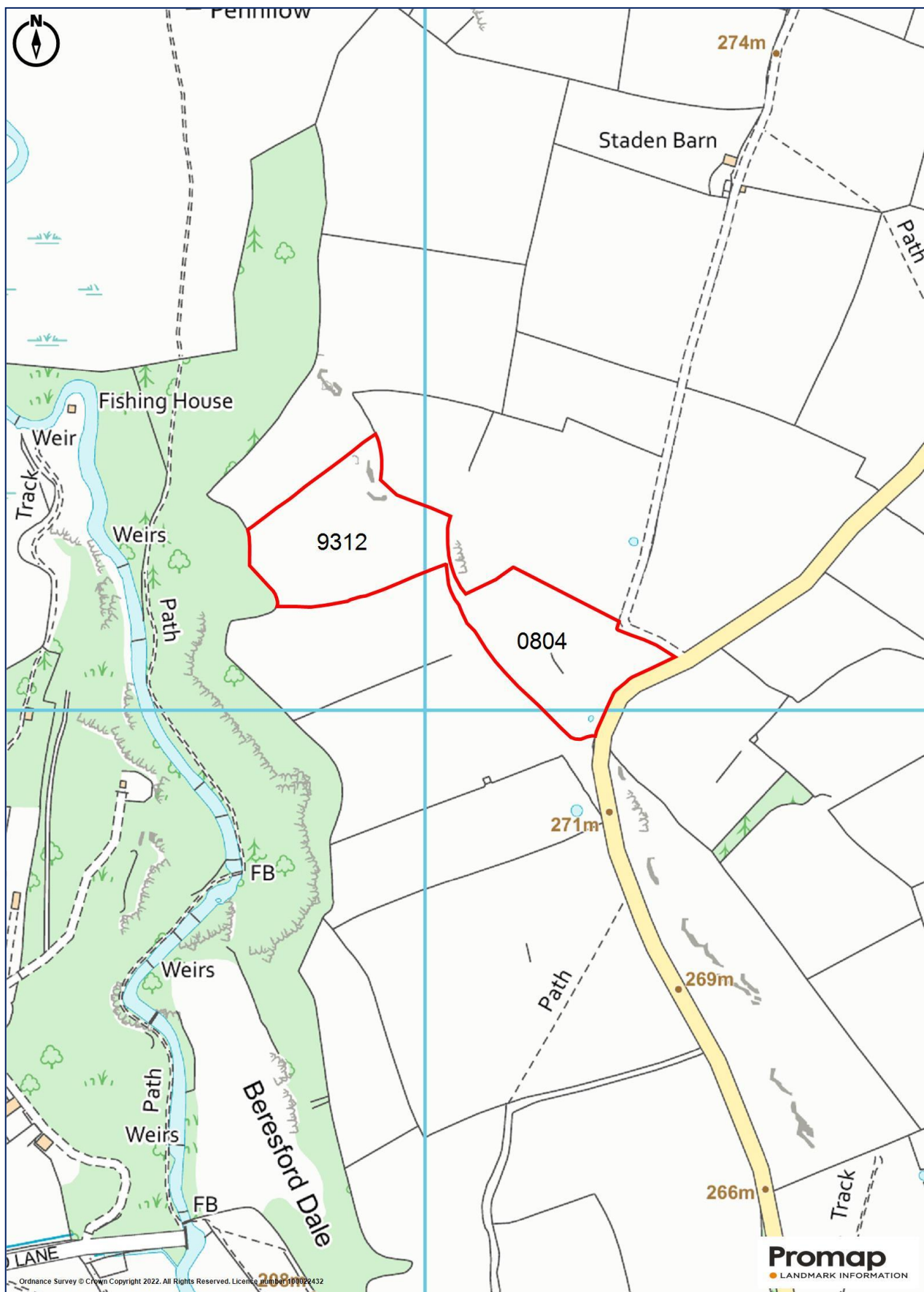
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves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

PLEASE NOTE

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The lessor is advised to obtain verification from their Solicitor or Surveyor.

FOR IDENTIFICATION ONLY – NOT TO SCALE

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Location Plan

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