



**Land at Mercaston, Derbyshire**

- ◆ RARE FREEHOLD OPPORTUNITY
- ◆ c90 ACRE MIXED GRASSLAND AND WOODLAND SITE
- ◆ POTENTIAL FOR ALTERNATIVE USES
- ◆ ATTRACTIVE RURAL LOCATION
- ◆ LOCATED WITHIN THE DERBYSHIRE DALES AND CLOSE TO THE PEAK DISTRICT
- ◆ GOOD ACCESS TO A52 ASHBOURNE/DERBY
- ◆ NEARBY ATTRACTIONS INCLUDE ALTON TOWERS, CARINGTON WATER AND CHATSWORTH HOUSE



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### Description

The site comprises an area of approximately 90 acres of interesting topography with a mix of mature woodland and grassland with secluded hollows – a unique opportunity for the creative imagination.

Access could be provided from Muggington Lane and Intakes Lane.

### Planning

No planning has been sought for the site however the vendor has investigated the development of the site for a leisure use for a holiday lodge scheme.

Indicative concept plans and images are detailed below. Further information on proposed schemes are available on request.

Interested parties should make direct enquiries with the planning department at Derbyshire Dales District Council regarding their own intended use.

The site is subject to a mineral permission, whose outstanding restoration and aftercare conditions need formal discharge.

### Location

Mercaston is situated within the Derbyshire Dales, an area of outstanding natural beauty located close to Ashbourne and a short drive to the Peak District National Park.

The A52 and A6 are within a 10 minute drive time providing access to Ashbourne (7 miles), Belper (7.7 miles) and Derby (9.6 miles).

The site is bordered by Muggington Lane to the east and in part by Intakes Lane to the west.

Both the Derbyshire Dales and Peak District are areas of natural beauty and attract visitors throughout the year enjoying various outdoor pursuits, walks and sightseeing.

There are a number of camping and holiday lets within this region that serve the influx of visitors.

### Services

No mains services are connected to the site.

### Proposal

The site is being offered for sale as a whole with vacant possession and is being offered for sale by private treaty. The Seller is open to subject to planning discussions.

### Price

Freehold Price on application – subject to end user's requirements.

### VAT

We understand that VAT will be applicable on the sale price.

### Legal Costs

Each party will be responsible for their own legal cost incurred in relation to this transaction.

### EPC

An EPC is not applicable

### Viewing

By prior arrangement with the selling agents.

### Rights of Way, Wayleaves and Easements

There is a public footpath which runs adjacent to the southern boundary of the site, outside of the title for the site. We are not aware of any other rights.

### Sporting and Mineral Rights

All sporting rights are included within the sale. Mineral rights are specifically excluded.

### Anti-Money Laundering

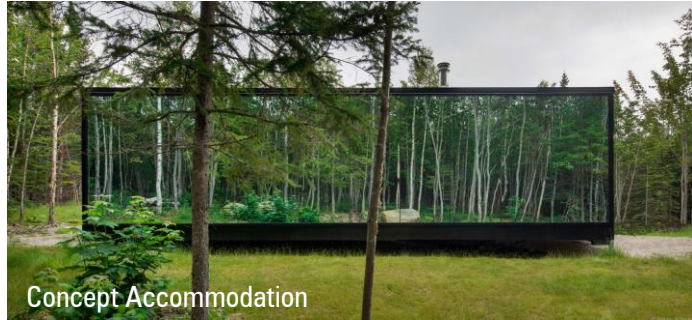
In accordance with Anti-Money Laundering Regulation, two forms of ID and confirmation of the source of funding will be required from the successful purchaser prior to the offering being accepted.

# FOR SALE



# INNES ENGLAND

MAKE A GREAT DECISION



Concept Accommodation



Concept Accommodation



Concept Accommodation



Actual photo with concept accommodation



Actual photo with concept accommodation

# FOR SALE



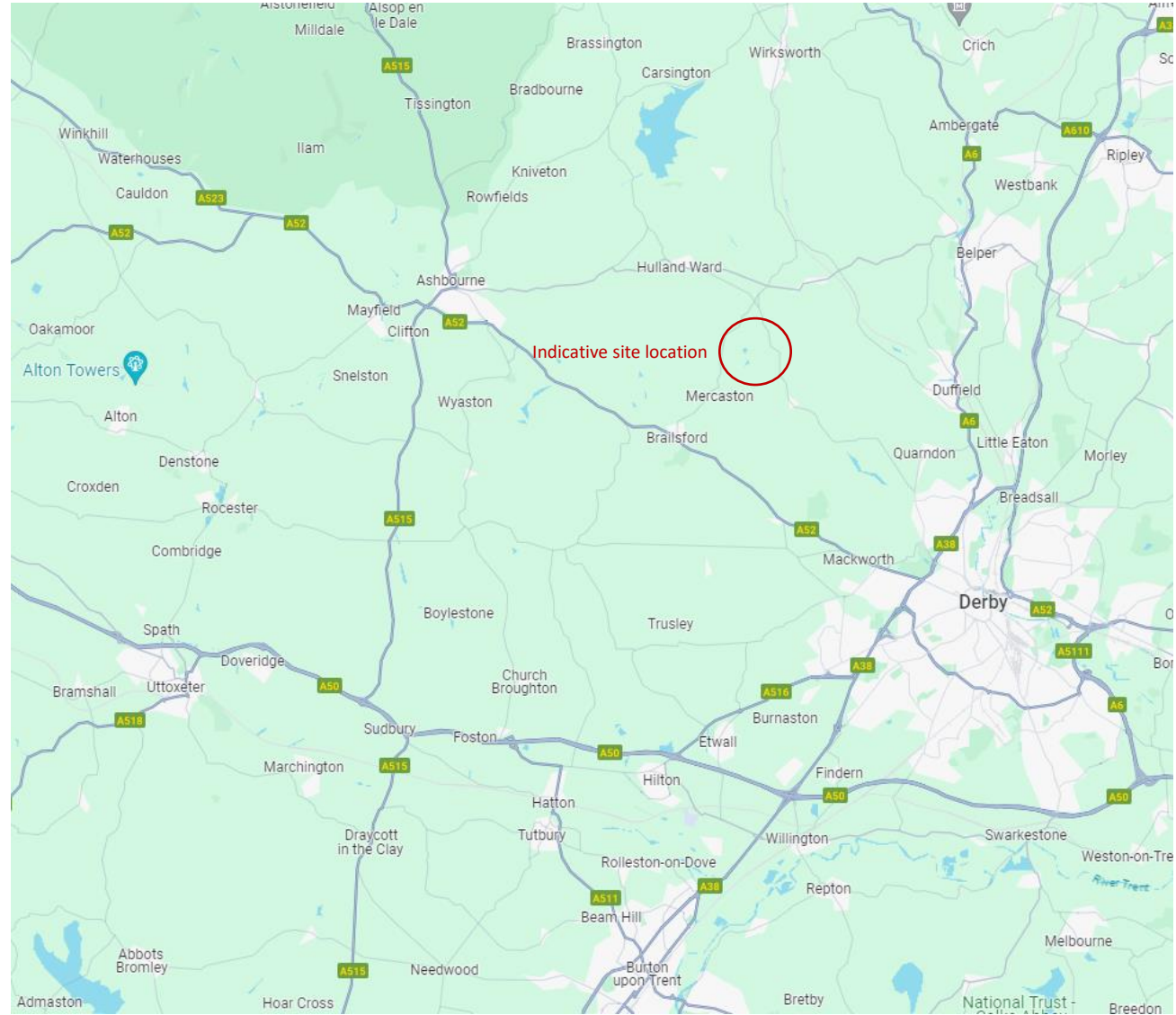
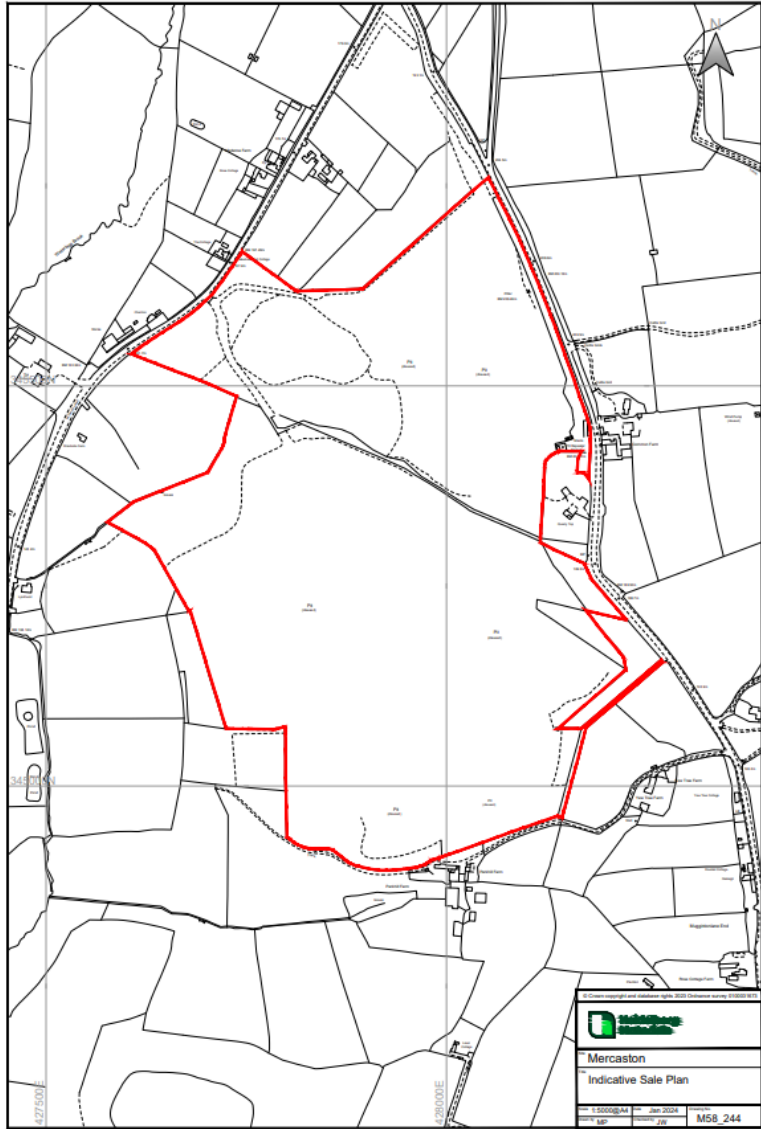
Actual photo



Actual photo



Actual photo



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