



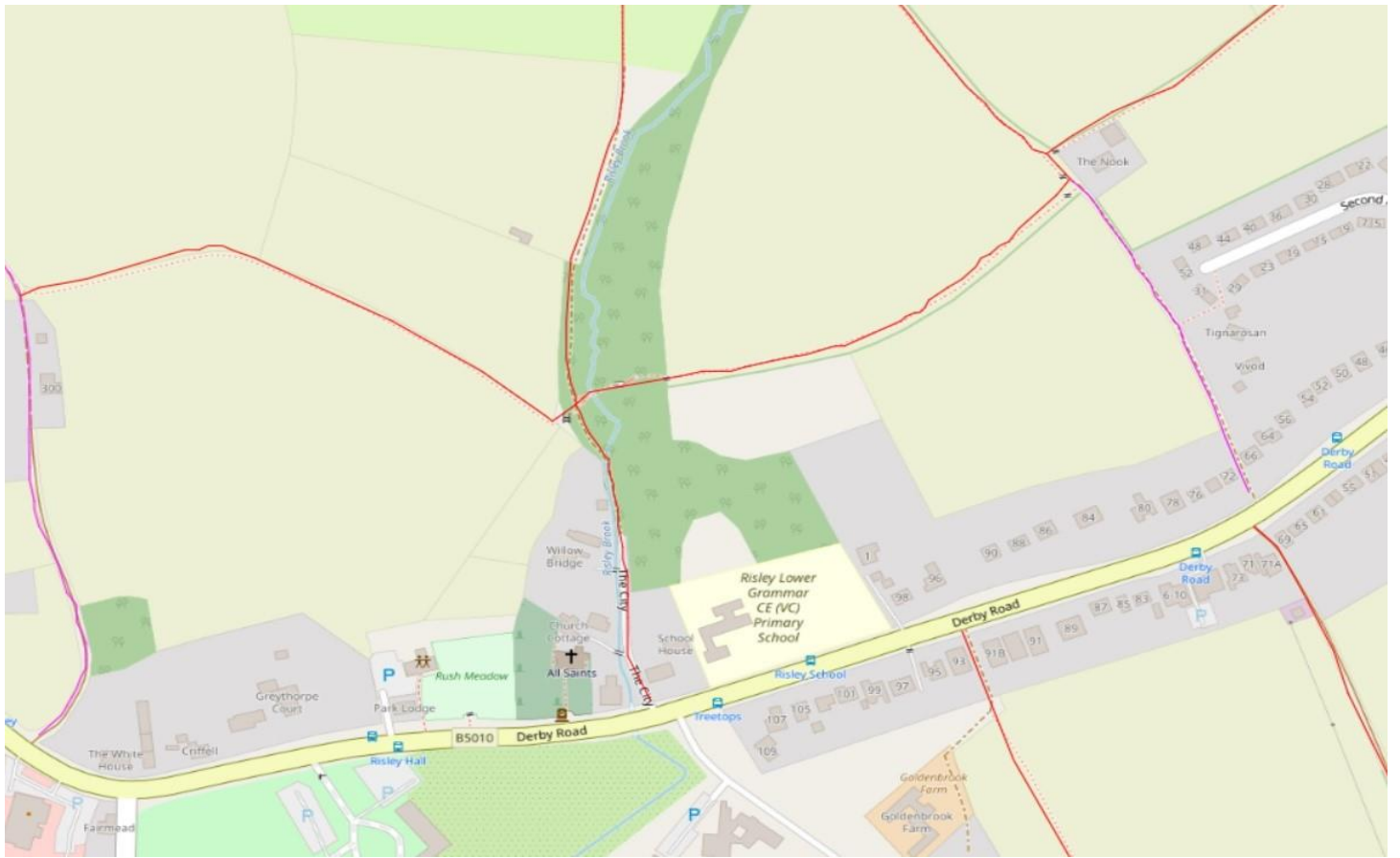
Land at Derby Road, Risley Derby, DE72 3SU

1.75 acres of well drained and securely fenced agricultural land with vehicular access via Derby Road Risley between numbers 66 and 72, where there is a brideway leading to a gated access, which is located opposite The Nook. There are no public rights of way across the land, however it would be possible to access on foot via No Mans Lane, Rushy Lane, The City, Second Avenue and of course Derby Road. (see footpath map provided) This is the ideal opportunity to acquire a very usable Paddock with good access from various parts of the village, making it a hugely exciting prospect for anyone living close by. The property is offered for sale by informal tender, inviting offers over the asking price for consideration.



**Offers in Excess of
£100,000**

Footpath map.



Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has are advised to check the content prior to entering into any contract to purchase the property, in short, use your comm

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**