



Land, Woodland and  
Stables Shaw Lane



# Land, Woodland and Stables Shaw

Belper

DE56 0TG



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acre(s)

An opportunity to purchase an extremely well maintained equestrian facility in a delightful location close to the village of Milford.

## Asking Price

£150,000



Ashbourne - 01335 342201



ashbourne@bagshaws.com

### Description

An opportunity to purchase an extremely well maintained equestrian facility in a delightful location close to the village of Milford.

The property comprises of two pasture fields which are enclosed by dry stone walls in excellent condition and post and rails together with a small block of mature mixed hardwood woodland and a range of buildings.

The range of buildings include 7 stables, tack room and an open fronted pole Barn. They are predominately constructed of timber and part block and stone.

There is good vehicular access from Shaw Lane which leads to the buildings.

### Location

The property is situated just outside the village of Holbrook on Shaw Lane as you head towards Milford.

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### Directions

From Holbrook proceed along Shaw Lane and just before a sharp right hand bend the property will be seen on the right hand side identified with our "For Sale" board

### Services

Mains water is connected and feeds both the fields and the buildings

### Tenure and Possession

The land is sold freehold with vacant possession upon completion.

### Mineral, Timber and Sporting Rights

It is understood that these are included in the sale as far as they exist.

### Viewing

All viewings must be arranged via the Ashbourne Office of the Sole Agents on 01335 342201 or email [Ashbourne@bagshaws.com](mailto:Ashbourne@bagshaws.com)

### Rights of Way, Wayleaves and Easements

The land is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

### Method of Sale

The land is for sale by private treaty.

### Sellers Fees

The purchaser of the land will be required to pay the sellers agent fees of £2,000 plus VAT.

### Local Authority

Amber Valley Borough Council, Market Place, Ripley, Derbyshire, DE5 3BT

T: 01773 570222

### Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

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Vine House Church Street, Ashbourne, Derbyshire, DE61AE

T: 01335 342201

E: [ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)

[www.bagshaws.com](http://www.bagshaws.com)

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#### Offices in:

Ashbourne 01335 342201

Bakewell 01629 812777

Buxton 01298 27524

Leek 01538 383344

Uttoxeter 01889 562811

