



Badgers Barn and Land

Ambergate, Belper



**Badgers Barn
Ridgeway-on-the-Hill
Ambergate
Belper
Derbyshire
DE56 2LA**



6.85 acres

An excellent opportunity to purchase land extending to 6.83 acres with a stone barn, roadside access and water supply, enjoying stunning views over rolling countryside.

The barn may offer potential for conversion subject to necessary consent.

Delightfully well situated between Ambergate and Nether Heage.

The land has been used for grazing and mowing in recent years and a track has been created to provide easier access into the site

Viewing essential to appreciate the views and potential

Asking Price:

£260,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com





General Remarks

Directions:

What3Words: ///glorious.aunts.tiles

Services:

We understand that there is a new water supply to the roadside field which has been connected by the current owners. It should be noted that overhead electricity lines cross the land, with a line close to the barn for possible future connection. Buyers should satisfy themselves as to the potential for the connection of other services.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Rights of Way, Wayleaves and Easements:

The property 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.

Overage Clause:

It is understood that the land is subject to an overage of 25%, however it should be noted that the clause does not include change of use/conversion of the barn.

Viewing:

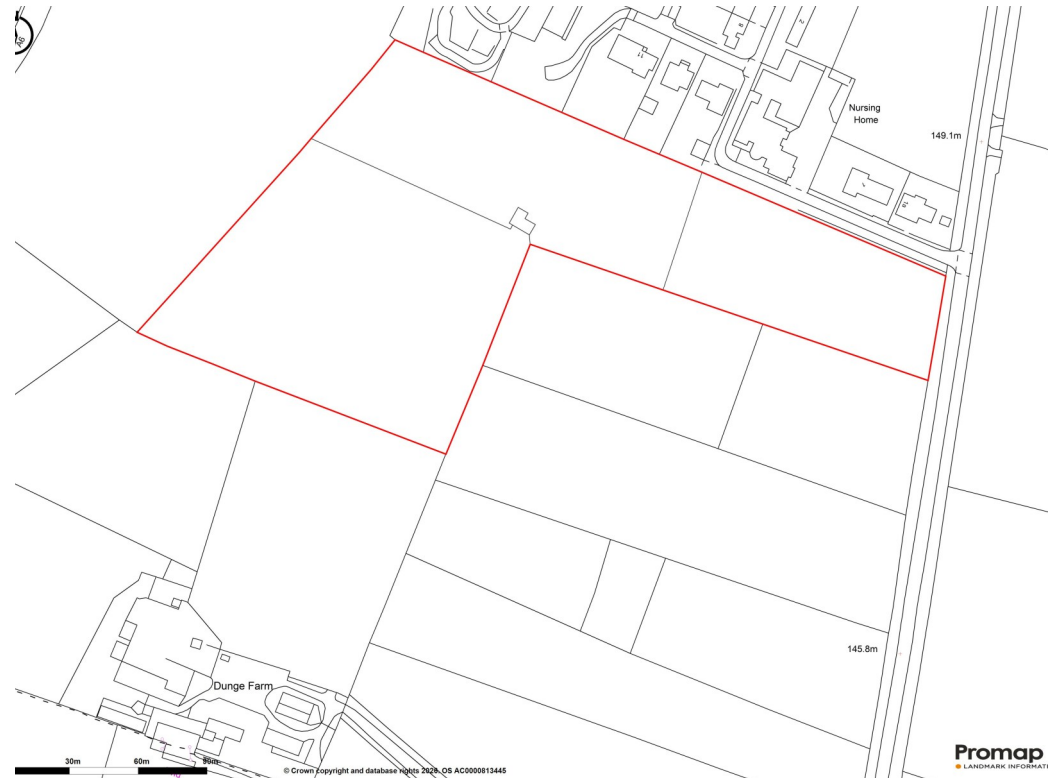
The land may be viewed on foot at any reasonable time when in possession of a copy of these particulars. Please park carefully and do not open any gates as there maybe horses on the land. Viewing is entirely at your own risk.

Local Authority:

Amber Valley Borough Council, Town Hall, Ripley.

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.





Approximate Property
Boundary

**BURY &
HILTON**
EST 1908
Part of the Bagshaws Partnership

BAGSHAWS
EST 1871
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