



## Location

Google last visited the site where the property now is in 2011 and therefore the property can not be seen from google street view. However, the property can be seen from google earth via the following link.

## GOOGLE EARTH VIEW

Situated along the highly regarded Bog Lane, the property enjoys a peaceful and exclusive rural setting on the edge of the desirable village of Melbourne.

The location offers immediate access to:

- Staunton Harold Reservoir – renowned for sailing, walking, and leisure pursuits
- Calke Abbey – historic parkland and countryside trails

Located one mile from Melbourne centre, two miles from Ticknall centre with good road and foot path access to both. Melbourne village provides a range of independent shops, cafés, and everyday amenities, while excellent transport links connect to Derby, Nottingham, and the wider region.

## Tenure

Freehold

## Council Tax Band

South Derbyshire

Council Tax Band : G

## Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

## Services

Mains water, gas and electricity are available to the

property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

## General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

## Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.

