



**1.23 Acres (0.498 ha) Land at
Stanton by Bridge, Derby, DE73 7HX**



**Land at Melbourne Road
Stanton by Bridge
Derby DE73 7HX**



1.23 Ac

**An excellent opportunity within the village of Stanton by Bridge
to acquire a delightful pasture paddock.
Extending in total to approximately
1.23 acres (0.498 ha) and a useful tractor storage shed.**

Guide Price £35,000—£40,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Location

The land is located off Melbourne Road on the edge of the village of Stanton by Bridge, close to the ancient Swarkstone Bridge. The village lies approximately 6 miles south of Derby at the southern end of the long Swarkestone Causeway overlooking the Trent Valley.



Description:

This attractive block of land extends to approximately 1.23 acres (0.498 ha) in total. The land is all laid to grassland and of little gradient providing a wonderful opportunity for anyone with equestrian or horticultural interests to purchase the land, or those simply relishing the idea of owning a piece of pretty Derbyshire countryside in which to keep some animals.

There is a concrete driveway providing access to the land. There is a gateway and it is bounded by fencing and hedgerows on all boundaries.

The land is Grade 3 under the agricultural land classification scheme.

The land can be identified via **What3Words: thus. ties.tango**

Directions:

Driving south on the A514 proceed through the village of Stanton by Bridge and just after the junction where the A514 turns off to the right and the road continues as the B587, the property will be found on the left hand side of the road. There is a concrete drive with a 'public footpath' sign at the end. There is also a grass verge one can pull onto.

The land can be found as indicated by the Bagshaws sign.

General Remarks**Services:**

We are not aware of any services connected.

Contribution to Vendors Fees

The purchaser will be required to pay £2,000 plus VAT towards the vendor's agents fees.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Timber, Sporting and Timber Rights:

Timber, Mineral and Sporting Rights are believed to be in hand and any value attributable to them is included in the sale.

Viewing:

The land may be viewed at any reasonable time when in possession of these details. All enquires should be addressed to Bagshaws LLP, Ashbourne Office on 01335 342201. Email: 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 offered for sale by Private Treaty.

Areas

Please note all areas are based on computer Pro Map plans.

Vendor's Solicitors:

Charles Newton & Co, 5 Alexandra Street, Eastwood, Nottingham, NG16 3BD. T: 01773 535535

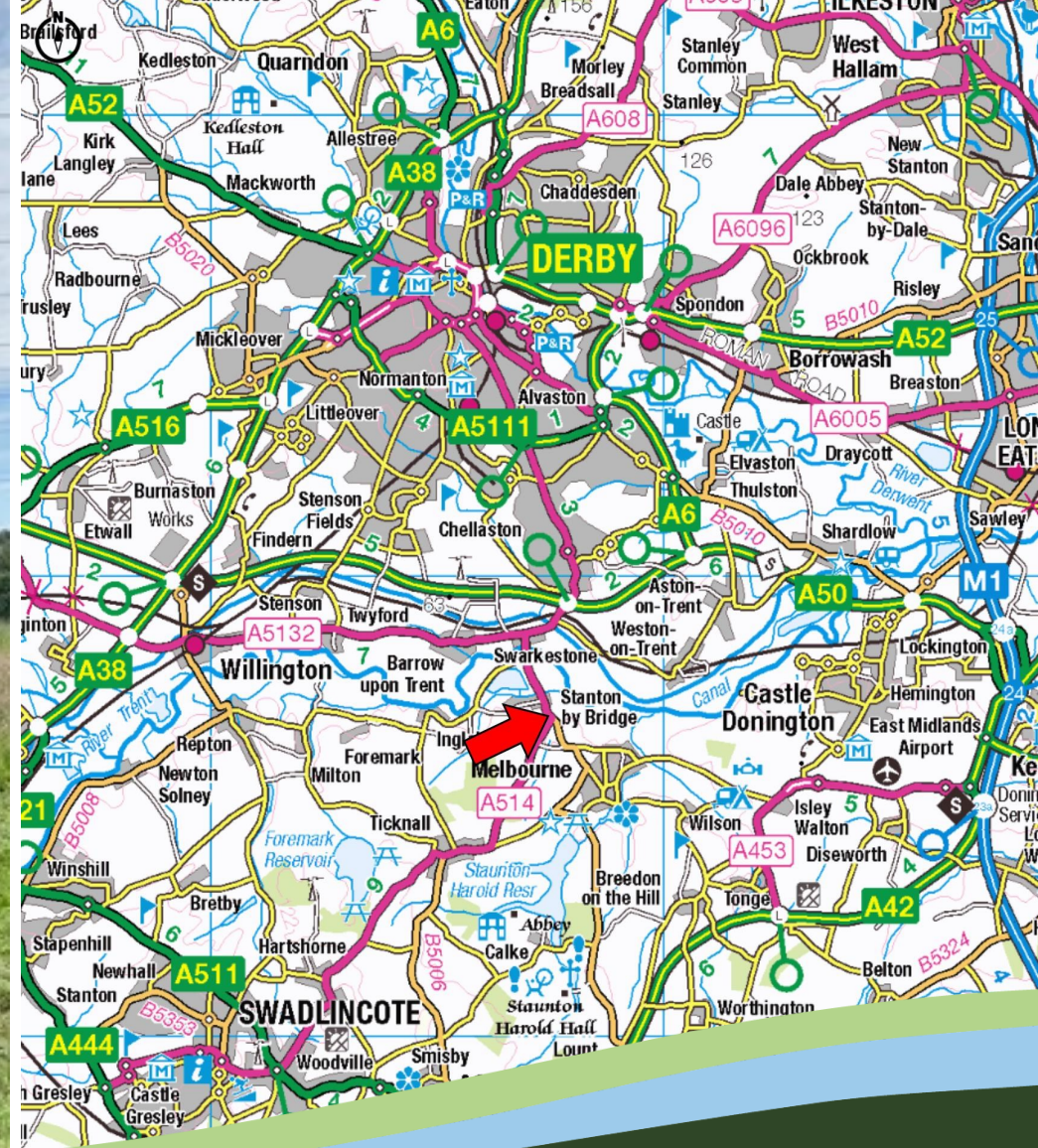
Local Authority:

South Derbyshire Council, Civic Offices, Civic Way, Swadlincote, DE11 0AH.
T: 01283 595795

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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