

Lot 2



**Land at Ible**  
**Matlock**



**Land at Ible  
Grange Mill  
Matlock  
DE4 4HS**



<b>Lot 1</b>	<b>Lot 2</b>	<b>Lot 3</b>	<b>Lot 4</b>
<b>7.73 ac</b>	<b>16.85 ac</b>	<b>12.39 ac</b>	<b>30.98 ac</b>

A unique opportunity to acquire up to four lots of grass and woodland, extending to approx. 67.95 acres (27.50 hectares) in total. The land locates within the Peak District National Park and offers a peaceful, rural situation with far reaching views, and good accessibility to popular local towns.

The land will suit those with both agricultural, environmental and amenity interests.

**For Sale by Private Treaty**

**Guide Price as a whole: £450,000**



Bakewell Office - 01629 812777



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Lot 1



## Land at Ible, Matlock

### Location:

The grass and woodland on offer situate to the southeast of the village of Ible, located within the Peak District National Park, and offering peaceful rural views across the Derbyshire countryside. Whilst being rural, the property offers good links to popular nearby villages, towns and amenities including Cromford to the east (4.1 miles), Wirksworth to the southeast (4.2 miles), Matlock to the northeast (6.8 miles), and Ashbourne to the southwest (10.8 miles). The land sits within the Peak District National Park, benefitting from an array of local walks, bridleways, trails and beauty spots.

### Description:

The sale of land at Ible offers a rare opportunity to purchase multiple lots of grass and woodland, ranging in acreage with a total of approx. 67.95 acres (27.50 hectares). The property locates on the edge of a popular village, in an area where land rarely becomes available on the open market. The property briefly comprises four lots; Lot 1 –7.73 acres of grass and woodland, Lot 2 – 16.85 acres of grassland, Lot 3 –12.39 acres of grassland, and Lot 4 - 30.98 acres of grass and woodland. The land is suited to those with agricultural, amenity, and environmental/investment interests.

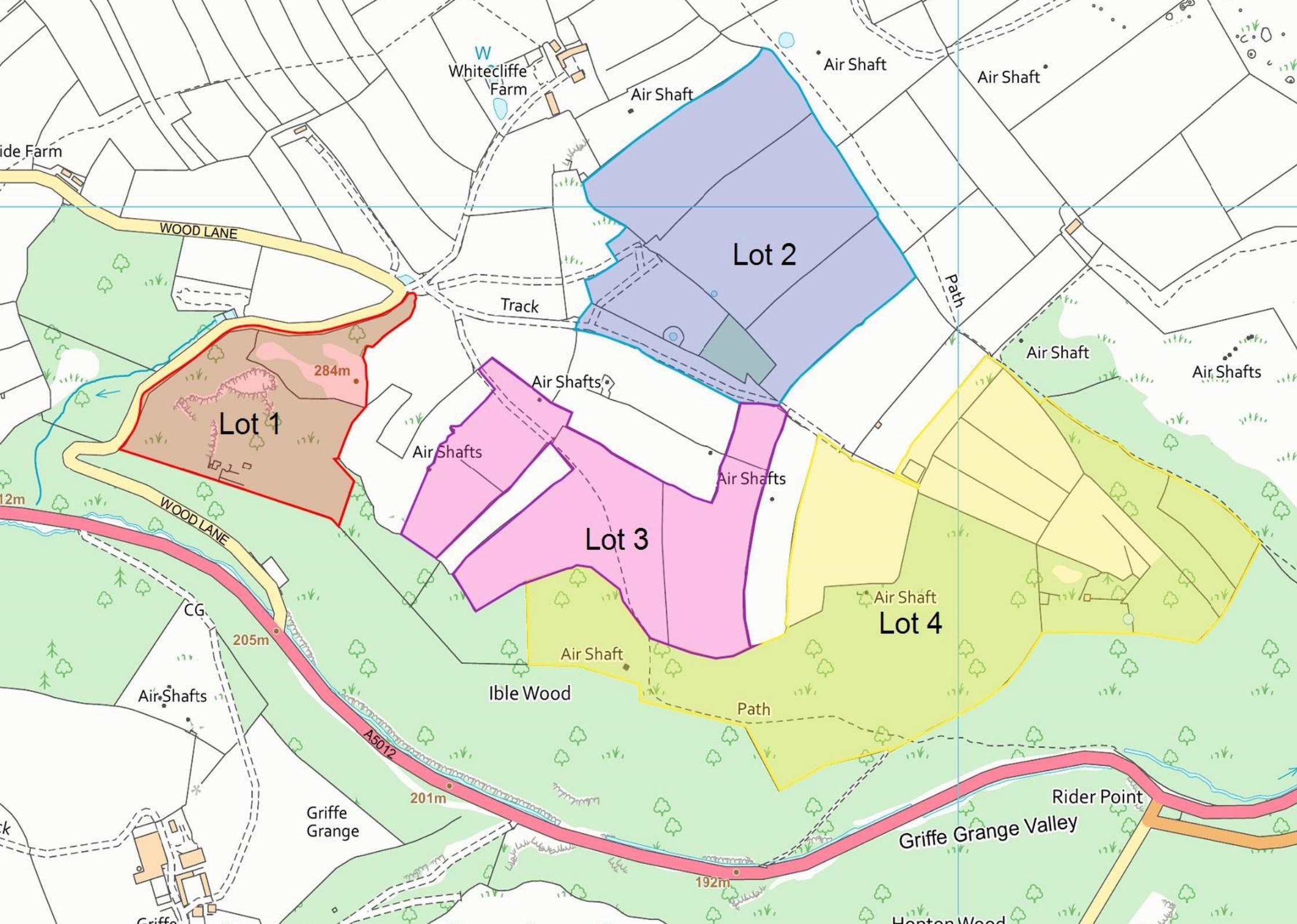
### Directions:

Head south out of Matlock town centre on the A6 and continue along the road, passing through Matlock Dale. With Masson Mill on your left hand side you will reach the traffic lights, turn right at the lights signposted for Cromford village. Once in the village of Cromford take the second right onto Water Lane A5012 signposted for Newhaven Via Gellia. Continue along the Via Gellia for approx. 3.0 miles before bearing right onto Wood Lane, a single track lane. The land can be found off Wood Lane approx. 700 yards up, either side of the road and indicated by our 'For Sale' boards.

What3Words: ///charcoal.irritable.senses

Lot 4





Lot 1

Lot 2

Lot 3

Lot 4

Whitecliffe Farm

Griffes Grange

Rider Point

WOOD LANE

WOOD LANE

Track

Path

Path

Griffes Grange

Griffes Grange Valley

Air Shaft

Air Shaft

Air Shaft

Air Shaft

Air Shafts

Air Shafts

Air Shafts

Air Shafts

Air Shaft

Air Shaft

Air Shafts

Ible Wood

ide Farm

12m

CG

205m

201m

192m

A5012

ck

Griffes

Henton Wood

## Lot 1 — 7.73 acres

**Guide Price: £50,000**

Lot 1 offers a parcel of land down to both grass and woodland, boasting rural views across the Derbyshire valley beyond. With roadside access to the north of the parcel, the land is undulating and slopes northerly. A large portion of the parcel is covered with mature woodland, suiting those with amenity interests, offering much wildlife and a wide range of tree species.

## Lot 2 — 16.85 acres

**Guide Price: £130,000**

Lot 2 presents a productive parcel of grassland measuring approx. 16.85 acres (6.82 hectares), divided into multiple paddocks, with a small portion of scrub/woodland to the south of the block. The grassland is all suitable for mowing and grazing of livestock, bounded by dry stone walls (the boundaries are the purchasers responsibility). Access to the block of land is via a track from the highway where a right of way is granted and shared with neighbouring landowners, suitable for a range of vehicles. The land lies relatively flat, and will suit those with agricultural interests.



## Lot 3– 12.39 acres

**Guide Price: £90,000**

Lot 3 offers a block of useful grassland extending to approx. 12.39 acres (5.02 hectares), all suitable for grazing of livestock and most for mowing, suiting those with agricultural interests. Access to the land is via a track from the highway, suitable for farm vehicles. the land gently slopes southerly, bounded by dry stone walling (the boundaries are the purchasers responsibility) and a scattering of mature trees. A public footpath runs through the block, and carries onto into the adjoining Lot 4.

## Lot 4– 30.98 acres

**Guide Price: £180,000**

Lot 4 presents a block of land extending to 30.98 acres (12.54 hectares)

presents a manageable block of grassland extending to approx. 30.79 acres (12.45 hectares), suitable for both mowing and grazing, and divided into multiple parcels of productive permanent pasture. Boundaries include a mixture of both dry stone walling, and post and wire fencing, with a small collection of mature trees to the centre with mains water available. The land lends itself to those wishing to extend their agricultural enterprises, and boasts good access off the lane to the east. A public footpath runs through the north of the block, and the parcel adjoins the grassland offered in Lot A.



# General Information

## Services:

I am not aware of any services available at the property.

## Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

## Tenure and Possession:

The land is sold freehold with vacant possession.

## Sporting, Mineral and Timber Rights:

It is understood that the sporting, mineral and timber rights are included in the sale as far as they exist.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. There is a public footpath running through Lot 3, and continuing through the woodland in Lot 4. Lots 2,3 and 4 each share rights of way for access along the unadopted track.

## Countryside Stewardship:

The land is currently not entered into any schemes, however is all suitable and opportunity for income is there. For further details on the options available, please contact the Bakewell office.

## Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN

## Local Planning Authority:

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE

## Vendor's Solicitors:

Walker Morris, 33 Wellington Street, Leeds LS1 4DL

## Viewing:

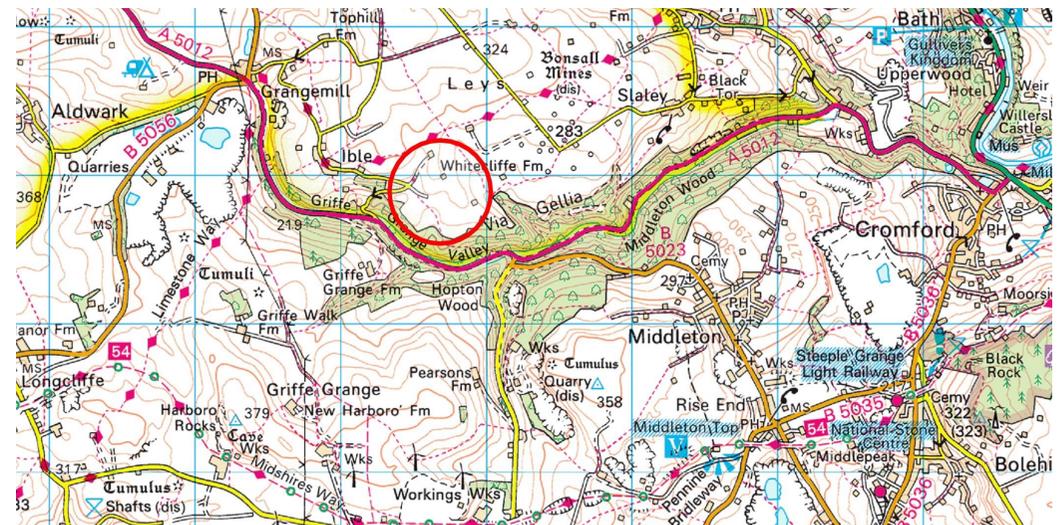
Viewings can be undertaken at any reasonable time in daylight hours while in possession of a set of these particulars. Please park responsibly along the roadside and be respectful while walking the land.

## Method of Sale:

The property is offered for sale by private treaty.

## 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.



Lot 3



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