

Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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FOR SALE BY PRIVATE TREATY



**23.25 Acres or Thereabouts of
Grassland Lying to the Rear of Sycamore Cottages,
Parwich, Ashbourne, Derbyshire, DE6 1QL
Offers in the Region of £300,000**



- **Sound Block of Grassland**
- **Mains Water Connected**

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

All statements do not constitute any part of, an offer of a contract;

All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;

Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;

The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

Situation

The land is situated within the village of Parwich which lies approximately 7 miles from Ashbourne. The land lies to the rear of Sycamore Cottages and is accessed by means of a stone trackway, which is shown on the land registry title which is attached.

The location of the land is shown on the attached plan.

What3Words Location Code: ///somewhere.crumpets.assess

Description

The land comprises a block of undulating grassland, a good proportion of which is suitable for mowing as well as grazing purposes. It is all considered to be sound in nature and capable of growing good crops of grass.

There are the remains of a small stone building on the land between OS7811 and OS6299. Within the land there is a natural spring that does provide some water facilities for livestock. Interested parties should make their own inspection.

At the southern end of the land there is a small area of open bushes and small trees.

The land is further described in the following schedule:-

<u>OS Field Number</u>	<u>Description</u>	<u>Area (hectares)</u>
7811	Grassland	2.09
6299	Grassland	2.43
7094	Grassland	1.56
5679	Grassland	1.74
6174	Grassland	1.57
-	Trackway	<u>0.02</u>
		9.41 hectares or
		23.25 acres or thereabouts

Services

The land is connected to a mains water supply.

Land Registry

The property is held on the land registry under title number DY389539, a copy of which is attached.

Tenure and Possession

The land is held freehold and vacant possession will be given upon completion.

Local Authority

The local authority is Derbyshire Dales District Council to whom interested parties should make their enquiries of planning or other relevant matters.

Overage Clause

The land is offered for sale subject to an overage clause for the benefit of the previous owners which provides for a payment to them of 50% of any uplift in value of the land due to planning for any none agricultural development. This clause is dated 12th May 2005 and is for a period of 25 years.

Please note also that the present owners are offering the land on the basis of a further overage clause in their favour effective from 12th May 2030 ie after the present one runs out of time which will provide for a payment to them of 30% of any uplift in value of the land due to planning for any none agricultural development, this will run for a further 25 years.

This payment will be due when planning is implemented.

Viewings

At any reasonable time with a set of these particulars.

Mapping

The plans provided in these particulars are indicative and for identification purposes.

Wayleaves & Easements

The land is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

FOR IDENTIFICATION ONLY – NOT TO SCALE

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

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