

Land at Hartshorne Road

Woodville

BAGSHAWS EST 1871
Land • Property • Livestock

Land at Hartshorne Road
Woodville, Swandlincote
Derbyshire

8.63 ac

An opportunity to purchase an interesting area of land that is currently regenerated woodland and could be suitable for either establshing more mature woodland or alternative uses subject to any planning consents.

Directions:
From the centre of Woodville proceed along Hartshorne Road and after half a mile the property will be found on the right hnd side clearly marked by the Bagshaws “For Sale” Board.
What3Words://study.miles.stays

Guide Price: £50,000

Ashbourne Office - 01335 342201

ashbourne@bagshaws.com

Description:
The sale of this land offers the opportunity to purchase an interesting piece of land within the settlement of Woodville.

Location:
The land is situated within Woodville with a frontage onto Hartshorne Road



Services:
No mains services are connected to the land.

Tenure and Possesions:
The land is sold freehold with vacant possession upon completion.

Sporting,Mineral and Timber Rights:
It is believed that sporting and timber rights are in hand but that mineral rights are excluded.

Viewing:
The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully.

Contribution to Vendors Costs:
The purchaser will be required to pay a contribution of £2,000 include VAT of the vendors agents fees.

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. We are aware that there is a public footpath through the land.
We understand that the owner benefits from wayleave payments of approximately £300.00 per annum.

Tree Preservations Orders and Overage
There are some Tree Preservation Orders on the site and an overage in the event of any development.

Method of Sale:
For sale by private treaty.

Vendors Solicitors:
The Smith Partnership, Norman House, Friar Gate, Derby, DE1 1NU. T: 01332 225225

Local Authority:
South Derbyshire District Council, Civic Offices, Civic Way, Swandlincote DE11 0AH. T: 01283 595795

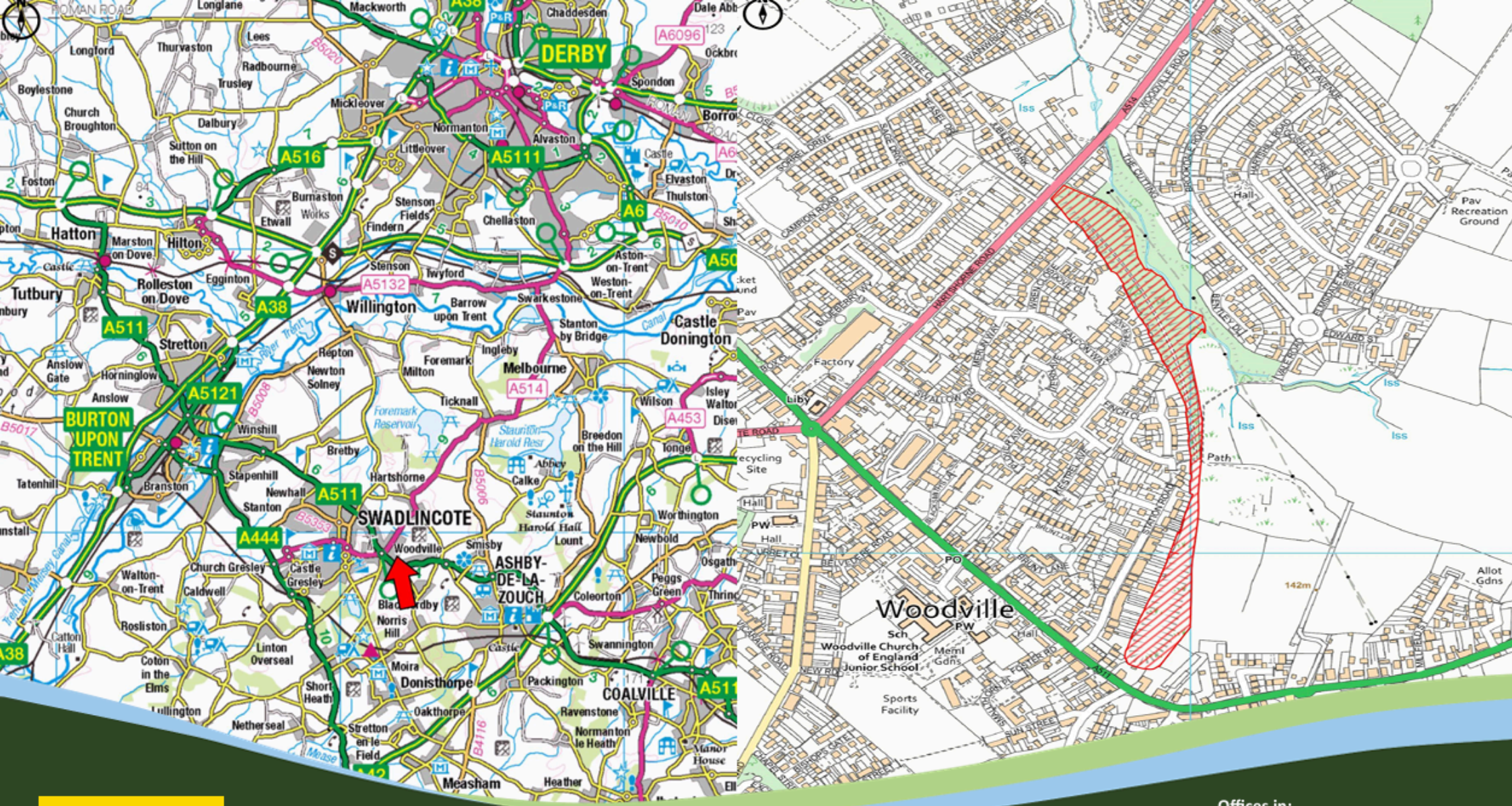
Anti-Money Laundering Checks
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

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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