



Land off Riggs Lane

Marston Montgomery



Land off Riggs Lane
Marston Montgomery
Ashbourne
Derbyshire,
DE6 2FD



3.57 ac

A rare opportunity to purchase a level grassland paddock situated in a convenient rural location on the edge of the village of Marston Montgomery having gated roadside access and water supply.

The land offers an exciting opportunity to those with hobby farming, equestrian or leisure interests.

The land is bordered by hedging and has a public footpath crossing the land from the gated access to the far corner.

Best and final offers invited by
12 noon on Wednesday 19th August 2026

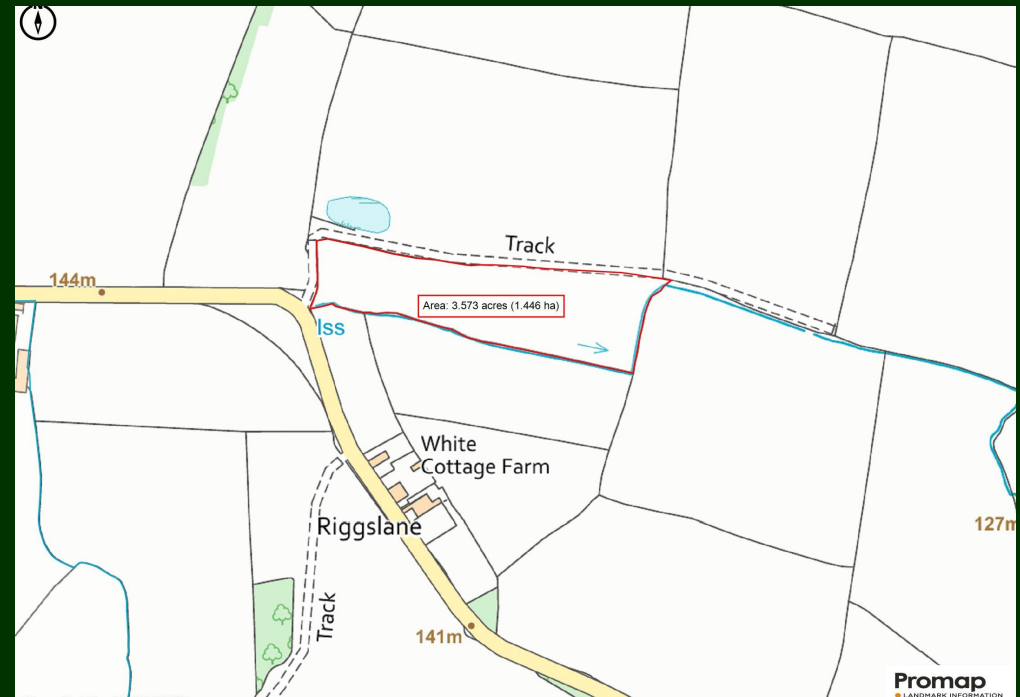
Guide Price: offers over £70,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Services:

There is currently a water supply on site, however, a buyer should satisfy themselves as to the potential for the current supply arrangement to be continued. It is understood there is a water main in the road should a new supply be required.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Local Authority:

Derbyshire Dales District Council

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Viewing is at own risk and on foot only, no one is permitted to drive onto the land. Please ensure any party viewing parks considerately so as to not block access ways.

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 understand the access track owned by the land has a right of way granted for neighbouring land owners to access their field. We understand there is a public footpath which crosses the land from the gated access to the far corner.

Directions:

What3words - ///dockers.damp.dumpy

Additional costs:

The purchasers will be required to pay a contribution of £4000 plus VAT towards the vendor's agent and solicitors costs .

Method of Sale:

The land is offered by Private Treaty - **Closing date for 'Best and Final' offers Wednesday 19th August 2026 at 12 noon.**

Offers should be submitted in writing accompanied by proof of funds and acknowledgement that the additional costs will be payable in addition to the purchase price.

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.



Vine House, Church Street, Ashbourne, Derbyshire, DE6 1AE

T : 01335 342201

E : Ashbourne@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811



CAAV

rightmove



OnTheMarket.com

