

Land off Houndhill

Draycott-in-the-clay

BAGSHAWS EST 1871
Land • Property • Livestock

Land off Houndhill

Draycott in the Clay
Ashbourne
Staffordshire DE6
5BZ

4.14ac

Offers over: 100,000

Descriptions:

An attractive and compact parcel of grassland with excellent road frontage, providing easy access. The land offers a great opportunity for farmers seeking additional acreage or for those with equestrian interests.

Location:
What3words : incur.Hillsides.once



Ashbourne Office - 01335 342201

ashbourne@bagshaws.com

An excellent opportunity to acquire a well-positioned parcel of flat pasture land extending to approximately 4.14 acres. The land is predominately level and well maintained, making it suitable for a variety of uses including grazing, equestrian use, or amenity purposes, subject to any necessary consents.
The field is easily acessible via a gated entrance from the highway and benefits from clearly defined boundaries. It is conveniently located within easy reach of local villages and amenities.

Directions:
What3words: incur.Hillsides.once

Services:
No mains services are connected to the land.

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

Sporting and Timber Rights:
The sporting and timber rights are included as far they exist.

Viewing:
The land may be viewed unaccompanied within daylight hours whilst in possession of a copy of these particulars.

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.

Method of Sale:
the land is sold by private treaty

Local Authority:
East Staffordshire Borough Council, PO Box 8045, Burton upon Trent

Money Laundering Regulations 2017:
All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

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 athorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details reffered to are approximate and based on information available at the time of printing





BURY & HILTON
Part of the Bagshaws Partnership

BAGSHAWS
Land · Property · Livestock

Vine House, Ashbourne, Derbyshire, DE6 1AE
T : 01335 342201
E : ashbourne@bagshaws.com
www.bagshaws.com
In partnership with Bury and Hilton

Bagshaws
Ashbourne 01335 342201
Bakewell 01629 812777
Uttoxeter 01889 562811

Bury & Hilton
Leek 01538 383344

RICS CAAV rightmove OnTheMarket.com The Property Ombudsman