

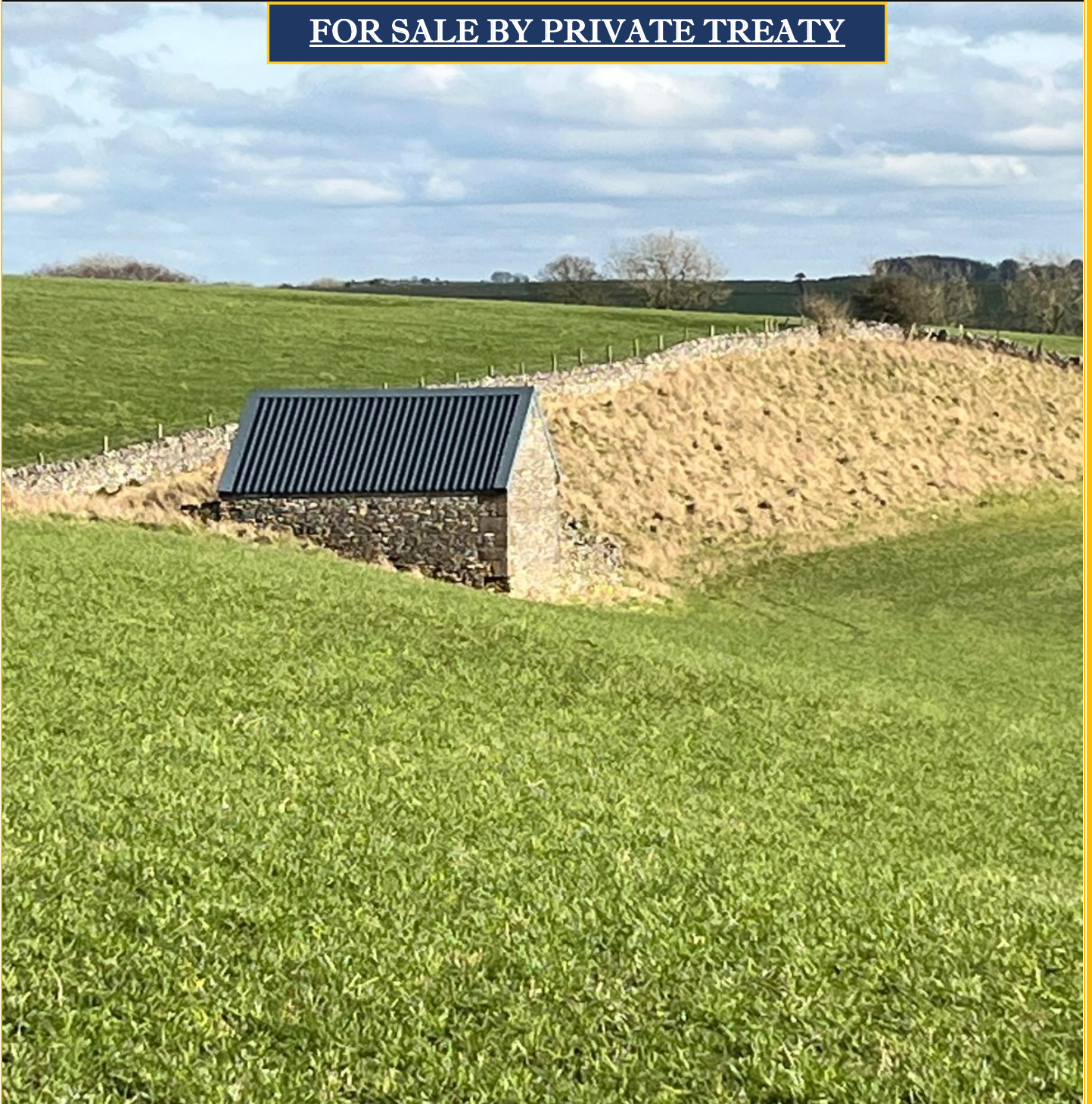
Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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FOR SALE BY PRIVATE TREATY



**Block of Grassland with Stone Built Small Building
Extending to 6.10 Acres or Thereabouts at Pikehall,
Matlock, Derbyshire, DE4 2PH
Offers in the Region of £70,000**



Situation

The land is located off the A5012 at Pikehall as will be seen on the attached plan and indicated by the agent's 'For Sale' boards. The land has good road frontage to the A5012.

The land lies approximately 8.4 miles from Matlock and 8.8 miles from Bakewell.

Description

This comprises a sound block of grassland considered to be in good heart suitable for both mowing and grazing. The land is slightly undulating in nature and is considered to be capable of growing good crops of grass.

The land has good road frontage and access lying adjacent to the main road, A5012 at Pikehall. The land has the benefit of an enclosed stone and profile sheeted storage building extending to 4.71m x 4.18m internally approximately.

The land is set out in the following schedule:

<u>OS Number</u>	<u>Description</u>	<u>Size (Ha)</u>
4045	Grassland	1.37
6433	Grassland and building	1.09
6331	Grassland	<u>0.01</u>
		2.47 hectares or 6.10 acres or thereabouts

The land will be of interest to neighbouring farmers or those looking for a block of land in its own right with the benefit of a small storage building.



What3Words ///ribcage.arena.graph. The land is shown in red on the attached plan.

Services

We believe the land does not have a mains water connection. Interested parties should make their own enquiries if they wish to have a connection.

Tenure and Possession

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

Mapping

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

Local Authority

The local authorities are Derbyshire Dales District Council, Derbyshire County Council and also the Peak District National Park Authority to whom any enquiries with regards to planning etc should be addressed.

Wayleaves and Easements

The property 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, quasi-easements 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.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The interested party is advised to obtain verification from their Solicitor or Surveyor.

Viewing

At any reasonable time with a set of these particulars.

Thinking of Moving?

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward.

Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

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.

FOR IDENTIFICATION ONLY – NOT TO SCALE

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