

Land at New Road

Harehill, Boylestone, Ashbourne, DE6 5HJ



An extremely rare opportunity to purchase approximately 7.5 acres of amenity land comprising a stocked lake, woodland and grassland, enjoying fabulous views towards the Peak District.

Offers Over £200,000



John German

A truly fabulous opportunity to buy your own piece of the countryside! Highly suitable for anyone looking for their rural sanctuary or for a possible commercial enterprise (subject to obtaining the necessary planning permissions/consents) for short term tourism including log cabins, pods or glamping. Improved and maintained by the current owner and ideal for the use of an individual's haven or group activities.

Located in a rural yet convenient position approximately 1 mile from the village of Boylestone, approx. 8 miles from Ashbourne and 7 miles from Uttoxeter and only approx. 2 miles to the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

The plot of approximately 7.5 acres comprises a well stocked natural lake containing a variety of fish with 10 fishing pegs, island and vegetation which is fed by a small stream flowing from the adjoining higher ground which still runs in dryer periods of the year balancing naturally with a run off to the adjoining lower level brook. Surrounded by trees providing privacy plus seating areas and entertaining space.

The remaining land is a mixture of grassland and woodland containing a variety of trees and providing ample outdoor pursuit opportunities with the higher parts of the site enjoying fabulous far reaching views over surrounding countryside and towards the Peak District in the distance.

The land is approached by a galvanised agricultural gate with a gravelled hardstanding providing off road parking.

Please note we are advised by the vendor that there are no rights of ways, easements or wayleaves affecting the land.

What3words: termina.te.litiga.te.corkscrew

Directions: From the A50 at Sudbury take the A515 towards Ashbourne. As you approach Little Cubley take the right turn to Boylestone onto New Road. Follow this road for nearly ¼ mile, passing the Boylestone sign and Hare Park Farm and the metal gateway for the property is on the left on a wide section of grass verge 100 metres after the right turn onto Muse Lane.

General Location using nearest postcode; DE6 5HJ

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: We are advised there is a mains water supply serving the property. Prospective purchasers are advised to make further enquiries as necessary.

Local Authority/Tax Band: Derbyshire Dales District Council

Useful Websites:

www.gov.uk/government/organisations/environment-agency

www.derbyshiredales.gov.uk

Our Ref: JGA/05032024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







EPC – N/A



John German
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
 01889 567444
 uttoxeter@johngerman.co.uk

Agents' Notes

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