

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.

Guide price £150,000

**FOR SALE BY AUCTION THURSDAY
27TH JUNE**

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: terminate.litigate.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 ¾ 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.

Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.







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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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