

Draft Details Only – these details may be subject to alteration

FOR SALE BY PRIVATE TREATY

15.4 Acres or Thereabouts
of Accommodation Land

**Situated on Wyaston Road,
Ashbourne, DE6 1NB**



- Strategic future development land
- Bordering residential development along the whole northern boundary
- Excellent earning potential from horse grazing, allotments etc.
 - Double gated Access to Wyaston Road

ORIO £200,000

(subject to contract)

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. 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;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. 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.

Directions

From our Leek office, follow the A523 towards Ashbourne and follow this for approximately 10 miles then continue on to the A52 for 4 miles then at the roundabout take the 2nd exit and continue on the A52 at the next roundabout take the 2nd exit continuing on to A52. At the next roundabout, take a first exit into Ashbourne. After 0.2 miles, take a left turn onto Old Derby Road by 'Prestons Garage' and follow this road for 800m and take a first exit at the roundabout. Follow this road straight, back towards the A52 bypass and the land can be found on your right side as indicated by the agents 'For Sale' board.

Description

The land lies close to Ashbourne town centre, with road frontage to the Wyaston Road. The land has long term development potential which will be of interest to investors or those with agriculture or equestrian interests. The land may also be of interest to those wishing to use the land as allotments or gardens serving the nearby residential housing.

The land amounts to some 15.4 acres or thereabouts of grassland which is laid to permanent pasture and undulating in nature. The land is suitable for either mowing or grazing.

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, quasieasements 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.

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.

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 lessor is advised to obtain verification from their Solicitor or Surveyor.

Viewing

At any reasonable time with a set of these particulars providing authority to view.

Websites

www.grahamwatkins.co.uk

www.rightmove.co.uk

www.primelocation.co.uk

