



Land at Castle Lane, Codnor,  
Derbyshire, NG16 5PQ



**41.26 Acres (16.70 Ha) or thereabouts  
of Land at Castle Lane  
Codnor, Derbyshire  
NG16 5PQ**

**An excellent opportunity to acquire  
some useful agricultural land  
all in grassland and  
enclosed by established hedgerows**

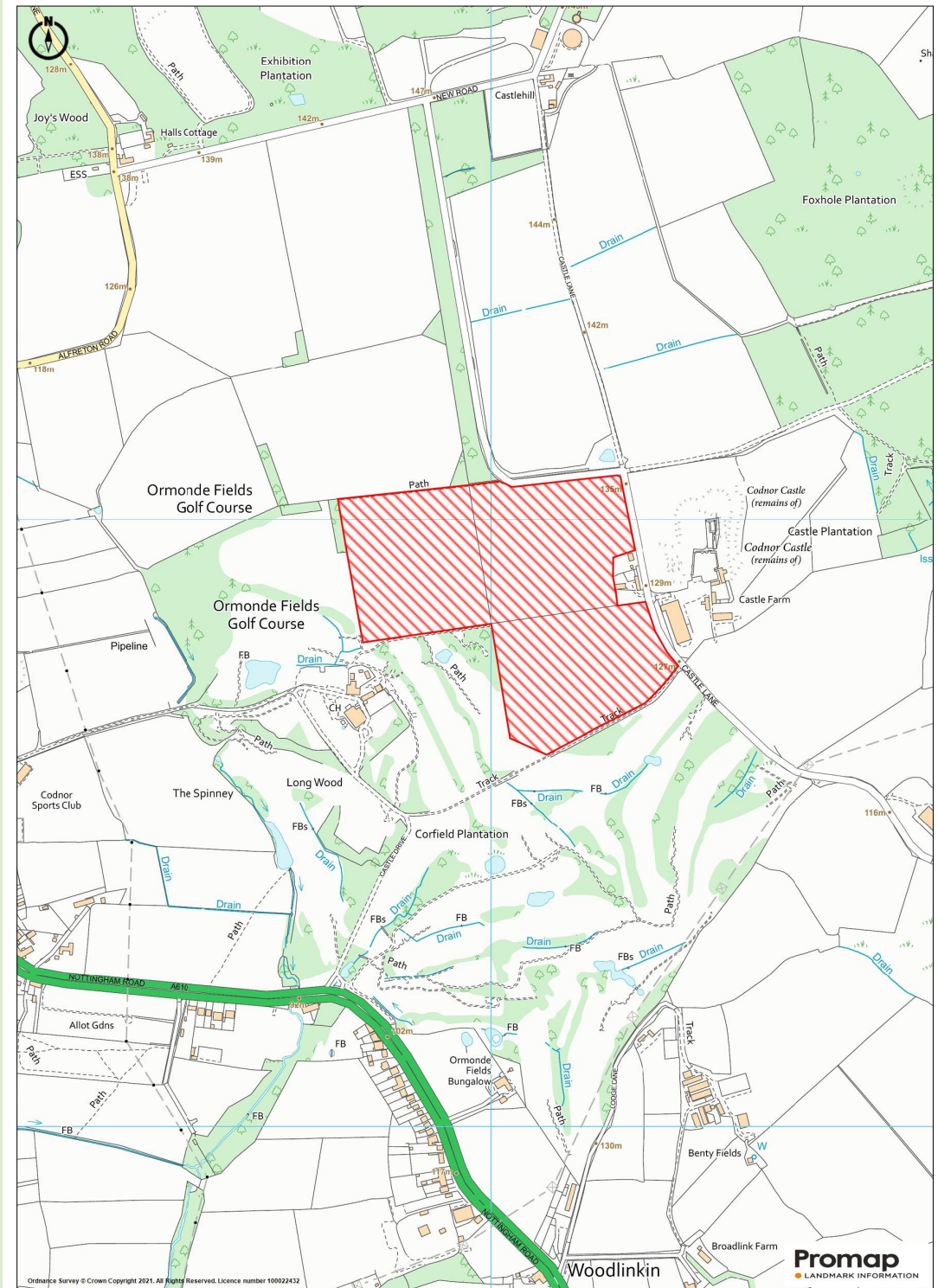
**Divided into 3 enclosures**

**Close to the village of  
Codnor which is about 12 miles from Derby  
and 14 miles from Nottingham**

**For Sale by Private Treaty**

**Asking Price: £330,000**

**All enquiries to Ashbourne Office 01335 342201**





### **Situation and Description**

The land extends to 41.26 acres (16.70 ha) or thereabouts and is all in grassland and enclosed by established hedgerows divided into 3 enclosures.

An access track provides good vehicular access to the property.

The land is reasonably level with delightful views across open countryside. It is in a former open cast coal mining area.

The pasture is good quality mowable meadows on a clay based loam.

### **Directions**

From Codnor Village take the Alfreton Road and after about 1.5 miles take a right turn into New Road. This is an unmade-up track. Follow this to a sharp right angle bend and turn right. Continue for approximately 300 yards this is Castle Lane).

Follow Castle Lane and the property will be found on the right hand side near to the entrance to Codnor Castle. A sale board will be erected

The nearest grid reference is SK 432500

### **General Remarks**

#### **Tenure and Possession**

The land is sold freehold but is subject to a Farm Business Tenancy which expires on 29<sup>th</sup> April 2022. A Notice to Quit has been served.

#### **Services**

There are no services.

#### **Local Authority**

Amber Valley Borough Council, Town Hall, Market Place, Ripley, Derbyshire, DE5 3BT  
T: 01773 570222

#### **Viewing**

Viewing is strictly by appointment with the vendors agents Bagshaws LLP on 01335 342201 or email: [ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com).

### **Basic Payment Scheme/Cross Compliance**

There are no BPS entitlements or quotas included in the sale.

### **Rights of Way, Wayleaves and Easements**

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

There are two public footpaths crossing the land .

### **Access Track**

The access track provides good vehicular access to the property .

### **Timber and Sporting Rights**

These are believed to be in hand and any value is included within the sale.

### **Mineral Rights**

Mineral rights are reserved.

### **Dilapidations and Ingoing Valuation**

There will be no ingoing valuation and neither will any allowance be made in respect of any dilapidations that there may be.

### **Vendors Solicitors**

Messrs Timms, 80 Market Street, Ashby de la Zouch, LE65 1AP. T: 01530 564496

### **Method of Sale**

The land is to be offered for sale by Private Treaty.

### **Areas**

Please note all areas are based on computer Promap plans.

### **Money Laundering Regulations**

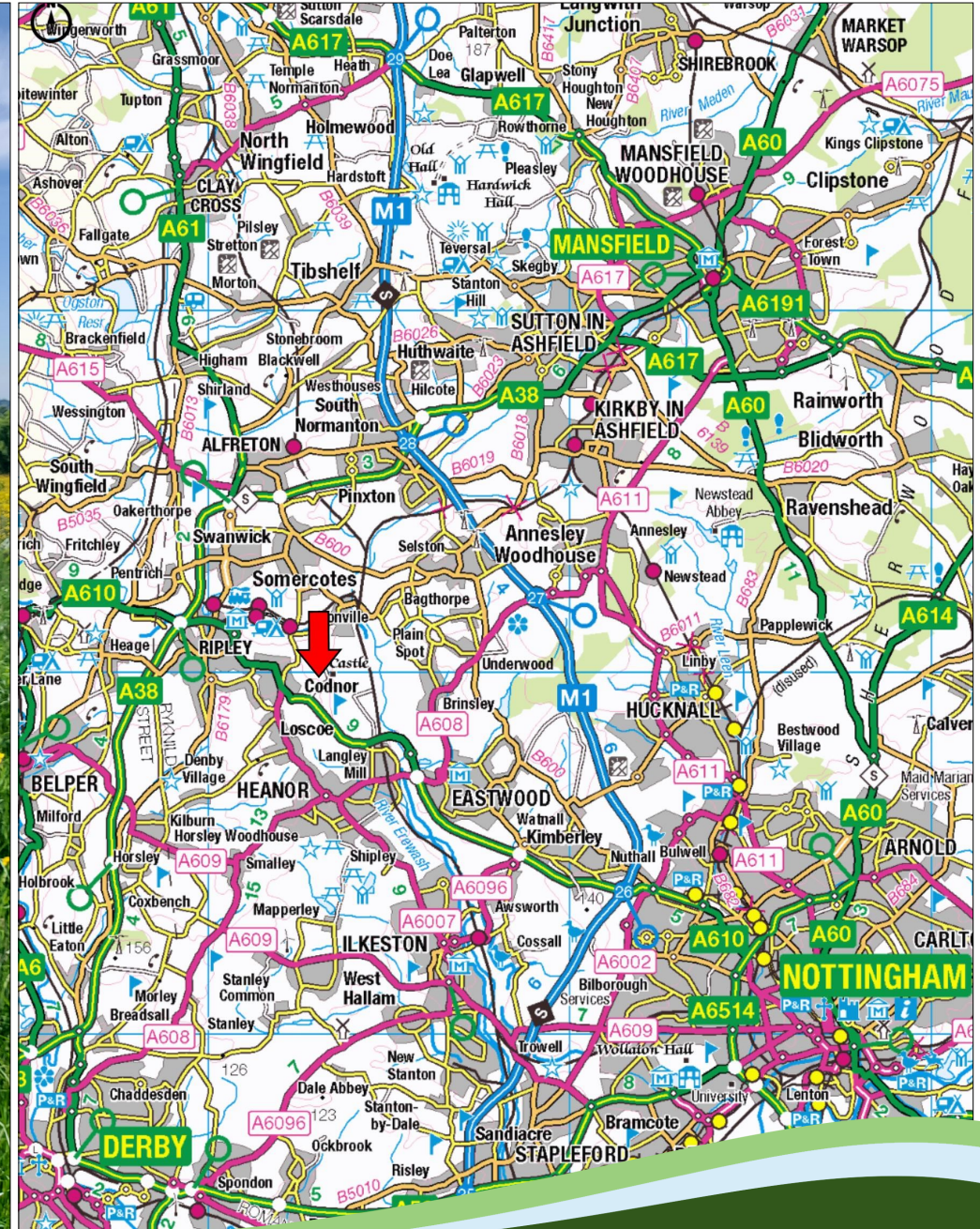
Please note that all purchasers must provide two forms of identification to comply with the Money Laundering Regulations 2017. This means that a passport or driving licence together with a utility bill for proof of address.



#### **Agents Note**

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their







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