



Land and Stables at Hognaston
Formerly part of Riddings Farm, Stoney Lane, Hognaston

Land and Stables at Hognaston, Formerly part of Riddings Farm, Stoney Lane, Hognaston, Ashbourne, Derbyshire

A great opportunity to purchase a small field with
a stable extending to 2.2 acres (0.89 ha) in all.

There are stunning views enjoyed over the
surrounding countryside and Carsington Water.

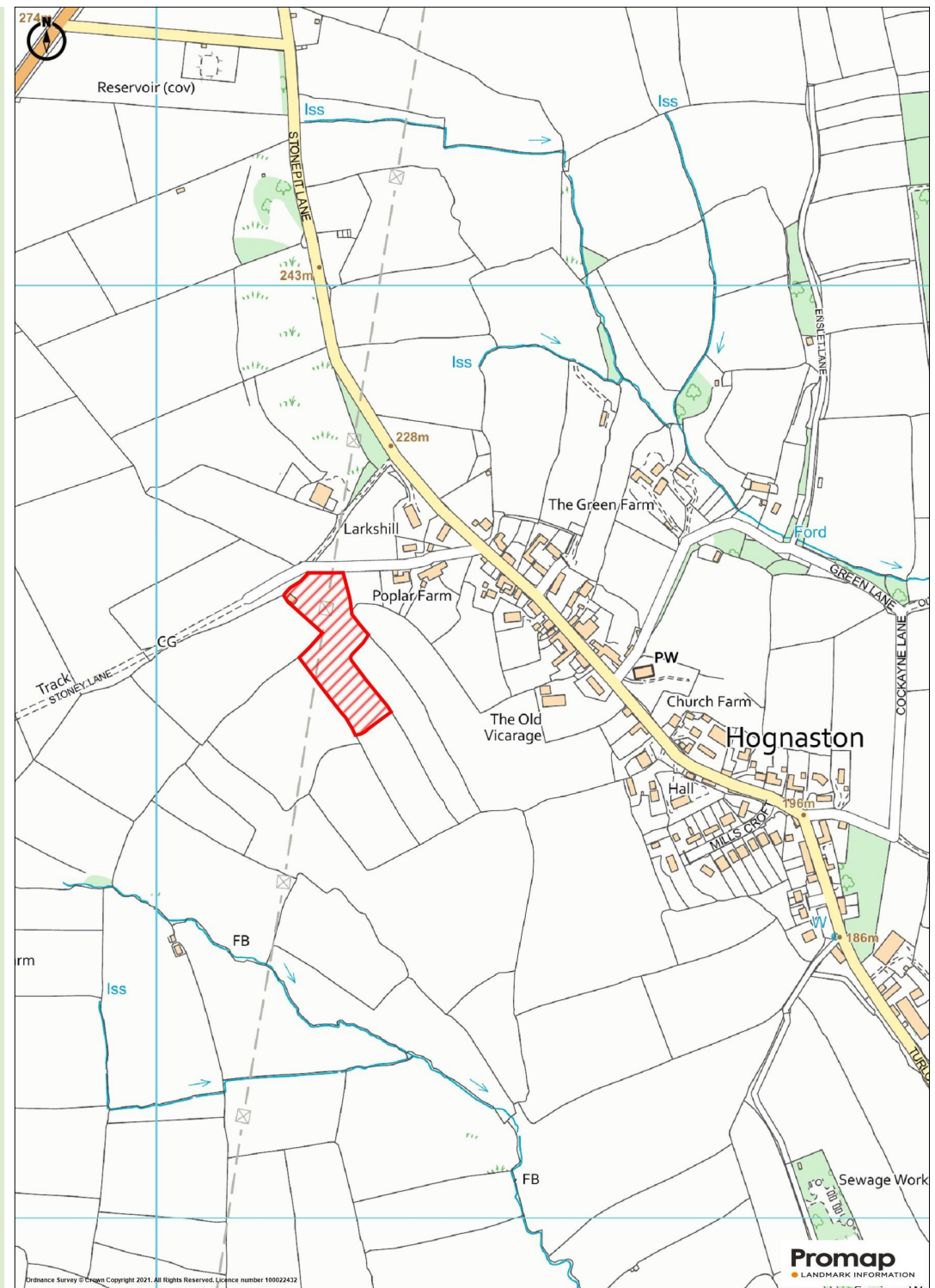
The land is conveniently located along
Stoney Lane providing a nice rural outlook
on the edge of the village of Hognaston

Viewing essential to appreciate the location,
setting and potential on offer.

For Sale by Private Treaty

Offers in excess of £60,000

All enquiries to Ashbourne Office 01335 342201



Location

The land is situated along Stoney Lane which is a country lane providing access.

Description

The land is accessed direct from the lane via a field gate. There is a timber stable block within the field.

Directions

From Ashbourne Town Centre - Proceed out of the town on the B5053 north east towards Wirksworth. After about 5 miles turn right to Hognaston. Proceed to the village and Stoney Lane will be found just after you enter the village itself on the right hand side. Turn up the lane between the houses and the field will be found on the left opposite a track. clearly identified by the Bagshaws 'For Sale' board.

Land

The grassland paddock descends gently to the north east of the site and extends to approximately 2.2 acres. The land has been used for grazing for many years. It has lovely views across to Carsington Water.

Stables

The stables are constructed of a block base with timber above and a corrugated metal roof. They are built on a concrete floor with an over hang to the front with a concrete apron . Dimensions are approximately 32 ft long by 12 ft deep and comprise two stables and a tack room/feed shed.

General Remarks

Tenure and Possession

The property is sold Freehold with vacant possession.

Services

There are no services to the land or stables but there is a spring water supply .

Viewing

Strictly by appointment through the Ashbourne Office of the sole agents on 01335 342201, or e-mail: ashbourne@bagshaws.com.

Local Authority and Council Tax Band

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN. Tel: 01629 761100

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. We understand that there is a wayleave in place and receives annual payment for the electricity pylon.

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 believed to be included.

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

Nigel Davis Solicitors, 3-4 Spire House, Ashbourne, Derbyshire, DE6 1DG. T: 01335 346772

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.

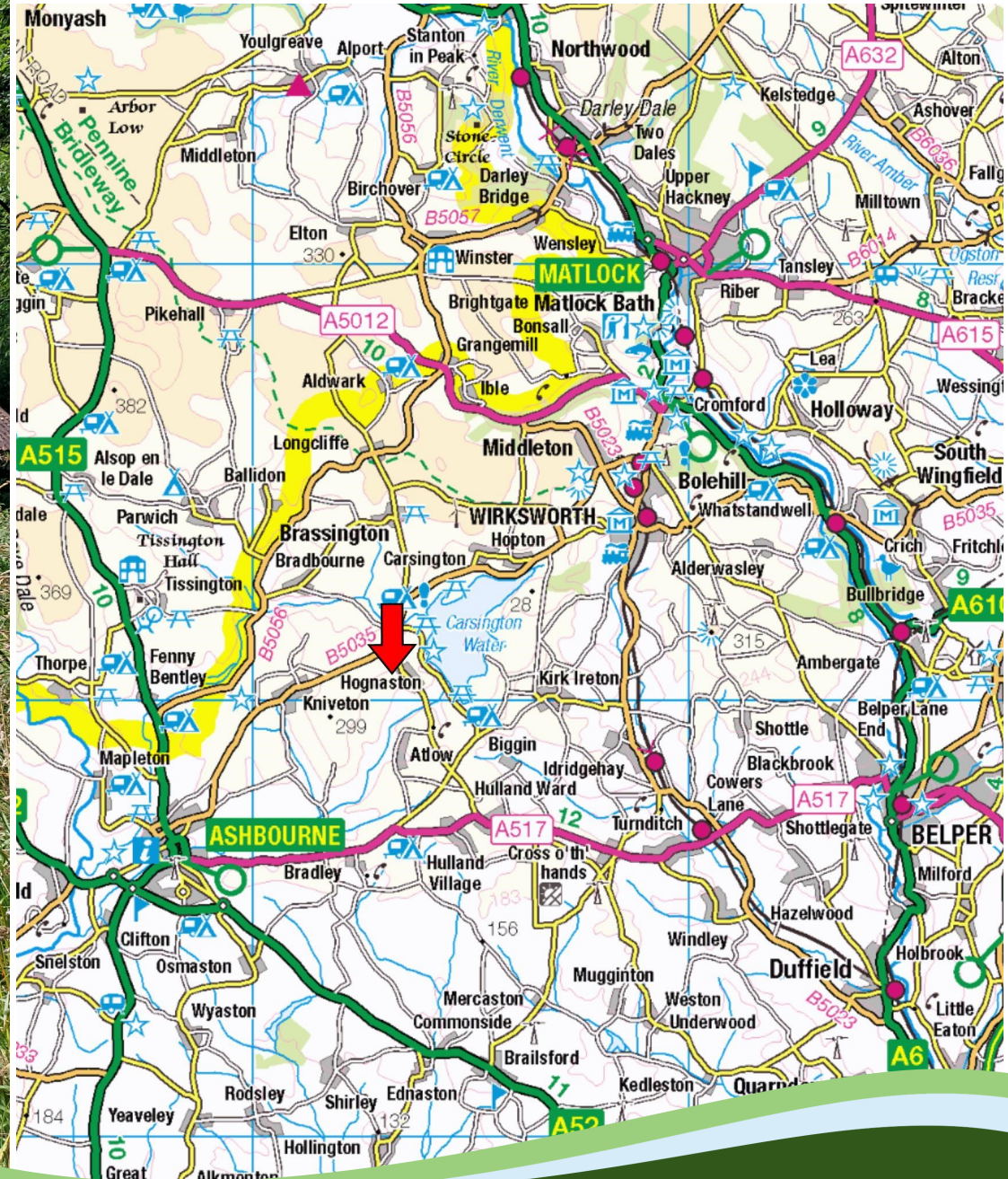
Money Laundering Regulations

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 employees are not authorised to give any warranties or representations in relation to the sale.



BAGSHAW'S EST 1871
Land • Property • Livestock

Vine House, 15 Church Street
Ashbourne, Derbyshire DE6 1AE

T: 01335 342201 E: ashbourne@bagshaws.com

www.bagshaws.com

Offices in:

Ashbourne 01335 342201
Derby 01332 200147
Penkridge 01785 716600

Bakewell 01629 812777
Leek 01538 383344
Uttoxeter 01889 562811

