



Land off Oldfield Lane,
Kirk Ireton, Ashbourne



Land off Oldfield Lane

Kirk Ireton

Ashbourne, DE6 3LA



4.77 ac

A rare opportunity to purchase a parcel of grassland extending to approximately 4.77 acres (1.93 ha), having roadside access on the outskirts of the popular village of Kirk Ireton.

Guide Price:

£55,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Description:

The sale of this land offers grassland in a sought-after area, ideal for grazing of all livestock and horses. The land measures approx. 4.77 acres (1.93 ha) comprising of one field. There is a mixture of post and wire fencing, stone walling and hedgerows.

Location:

The land is in a picturesque location with views across the countryside accessed directly off Oldfield Lane and is located in a rural location near to the village of Kirk Ireton, where basic amenities can be found but is also within easy reach of the market town of Ashbourne (6.5 miles) and the market town of Wirksworth (4 miles). Oldfield Lane is a quiet, single track country lane leading to nearby bridle paths such as the Carsington Water.

Directions:

From Ashbourne, head east out of the town along Belper Road, A517. Continue for approx. 4.5 miles and turn left onto Gorse Lane. Follow the road around the 's' bend and up the 't' junction onto Dog Lane. Turn left then turn right straight away onto Dam Road sign posted for Carsington. Continue down the hill and then take the first right hand turning onto Gidfield Lane, sign posted for Kirk Ireton. Follow the road and then take the first left hand turning onto Broom Lane. Follow the road up the hill and continue past the right hand turning for Gorse Lane. Follow the road down the hill and then turn left onto Oldfield Lane, where the land will be found on the right hand side indicated by our 'For Sale' board.

Sporting and Timber Rights:

Included as far as they exist.

Services:

No mains services are connected. There is a natural water system that crosses the land.

Tenure and Possession:

The property is sold freehold with vacant possession upon completion.

Basic Payment Scheme:

The land is eligible for The Basic Payment Scheme under the Rural Payments Agency. No BPS entitlements are included.

Viewing:

The land may be viewed at all reasonable times when in possession of a copy of these particulars.

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.

Method of Sale:

The land is offered by Public Auction at 3.00pm, Monday 27th March 2023 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire, DE4 3NN.

Vendor's Solicitors:

Lovedays, 6 St Johns St, Wirksworth, Matlock DE4 4DR

Money Laundering Regulations 2017:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

Deposits & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless stated otherwise at the auction. The sale of each lot is subject to a buyer's fee of £500+ VAT (£600 inc. VAT) payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. VAT). Please contact the auctioneers for further details.

Conditions of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Agents Notes

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.

BURY &
HILTON



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