

# Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**FOR SALE BY PRIVATE TREATY**



**Approximately 0.82 Acres of Grassland  
off Rodsley Lane, Rodsley, Ashbourne, Derbyshire,  
DE6 3AL**

**Offers in the Region of £75,000**





- **Sound Paddock of Grassland**
- **Mains Water Connected**
- **Good Road Frontage off Rodsley Lane, Rodsley**

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

All statements do not constitute any part of, an offer of a contract;

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;

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;

Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;

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**

The land lies within the village of Rodsley with gated access being gained off Rodsley Lane, which runs along the eastern boundary. The land lies 6.4 miles from Ashbourne and 1.2 miles from Yeaveley.

The location of the land is shown on the attached plan.

What3Words Location Code: ///noodle.golden.totally

### **Description**

The land comprises a sound paddock of grassland extending to 0.82 acres or thereabouts, being suitable for grazing or mowing and considered to be in good heart, with good gated access to the land in the south eastern corner. Due to the location of the land within the village of Rodsley, it may possible have some long term potential for alternative uses subject to any necessary planning consents and any interested parties should make their own enquiries of the local planning authority, being Derbyshire Dales District Council.

### **Services**

The land is connected to a mains water supply.

### **Tenure and Possession**

The land is held freehold and vacant possession will be given upon completion.

### **Local Authority**

The local authority is Derbyshire Dales District Council to whom interested parties should make their enquiries of planning or other relevant matters.

### **Viewings**

At any reasonable time with a set of these particulars.

### **Mapping**

The plans provided in these particulars are indicative and for identification purposes.

### **Wayleaves & Easements**

The land 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.



**FOR IDENTIFICATION ONLY – NOT TO SCALE**

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

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