



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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FOR SALE BY PRIVATE TREATY



10.55 Acres & Agricultural Buildings

Virginsalley Lane, Snelston, Ashbourne, DE6 2GP

OFFERS IN THE REGION OF £350,000



FOR SALE BY PRIVATE TREATY

**Grassland and Two Modern Portal Frame Agricultural Buildings.
Located on Virginsalley Lane, Snelston, Ashbourne, DE6 2GP.**

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

The land and buildings are situated a short distance from the market town of Ashbourne Derbyshire. The land is approached by heading south on the A52 from Ashbourne towards Sudbury, after 3 miles take the right turning just after Darley Moor Racetrack onto the B5033. After 1 mile take the first right turning onto Virginsalley Lane and the land and buildings are located on the right-hand side after 1 mile.

Description

The land and buildings are situated down a quaint rural lane near the small village of Snelston in the heart of the Derbyshire Dales. The grassland is considered to be in good heart and benefits from being newly fenced. The land is suitable for part mowing and grazing purposes. The two portal frame agricultural buildings are suitable for a range of purposes subject to necessary consents and are currently used to house livestock.

Buildings and Yard Area

The site benefits from two modern portal frame agricultural buildings and a concreted hardstanding yard area, accessed via a set of double gates off Virginsalley Lane.

Building 1 (Top Right Photo)

Building 1 is a portal frame cattle housing building measuring 75ft in length by 25ft in width with an eaves height of 16ft. The building was granted permission in 2020 under application number 20/01253/FUL.

Building 2 (Bottom Right Photo)

Building 2 is a portal frame cattle housing building measuring 90ft in length and 25ft in width, with an eaves height of 16ft. The building was granted permission in 2022 under application number 22/00377/FUL.



Land

The land is permanent grassland and is considered to be in good heart. The land is suitable for grazing purposes and mowing purposes in parts.

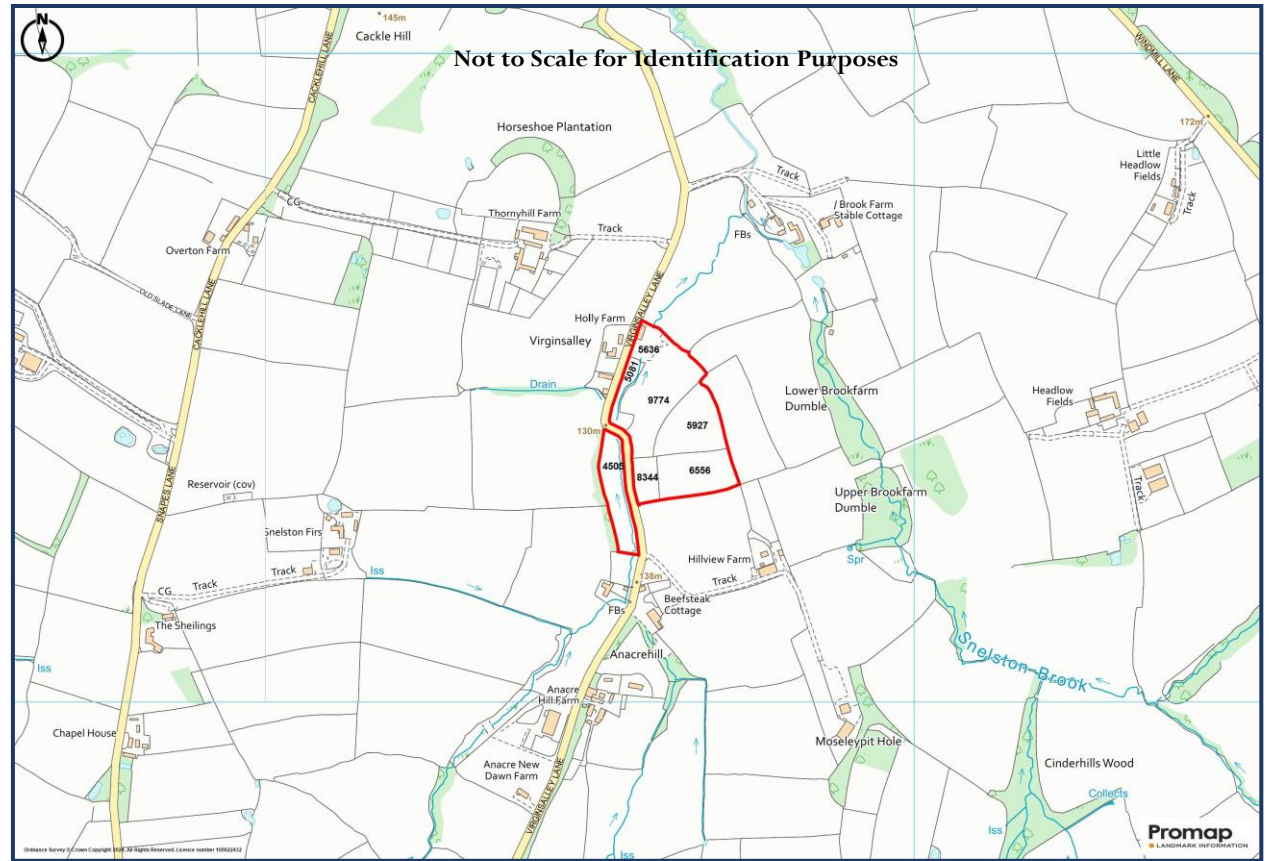
The land benefits from being ring fenced and having 4 access gates onto Virginsalley Lane. The majority of the land is ring fenced with one parcel lying on the opposite side of Virgins Alley Lane. There is good gated access to the land as will be seen on inspection.

Schedule

The land is further described below;

<u>OS Number</u>	<u>Description</u>	<u>Area (Acres)</u>
6556	Grassland	1.88
8344	Grassland	0.71
5927	Grassland	2.03
9774	Grassland	2.92
5081	Grassland	0.68
4505	Grassland	1.86
5636	Yard Area	0.47

Total 10.55 Acres Or 4.70 hectares or thereabouts



Local Authority

The Land resides within the Derbyshire Dales District, with the local council being Derbyshire Dales District Council.

Services

We understand that the land and buildings are not connected to mains water or mains electric. but we understand that water is available within the vicinity, subject to connection. There is a mains transformer close by and under the road ducting is in place for buyers too utilise if they wish to connect.

Tenure and Possession

The property is held freehold and vacant possession will be given on completion.

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.

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.

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 interested party is advised to obtain verification from their Solicitor or Surveyor.

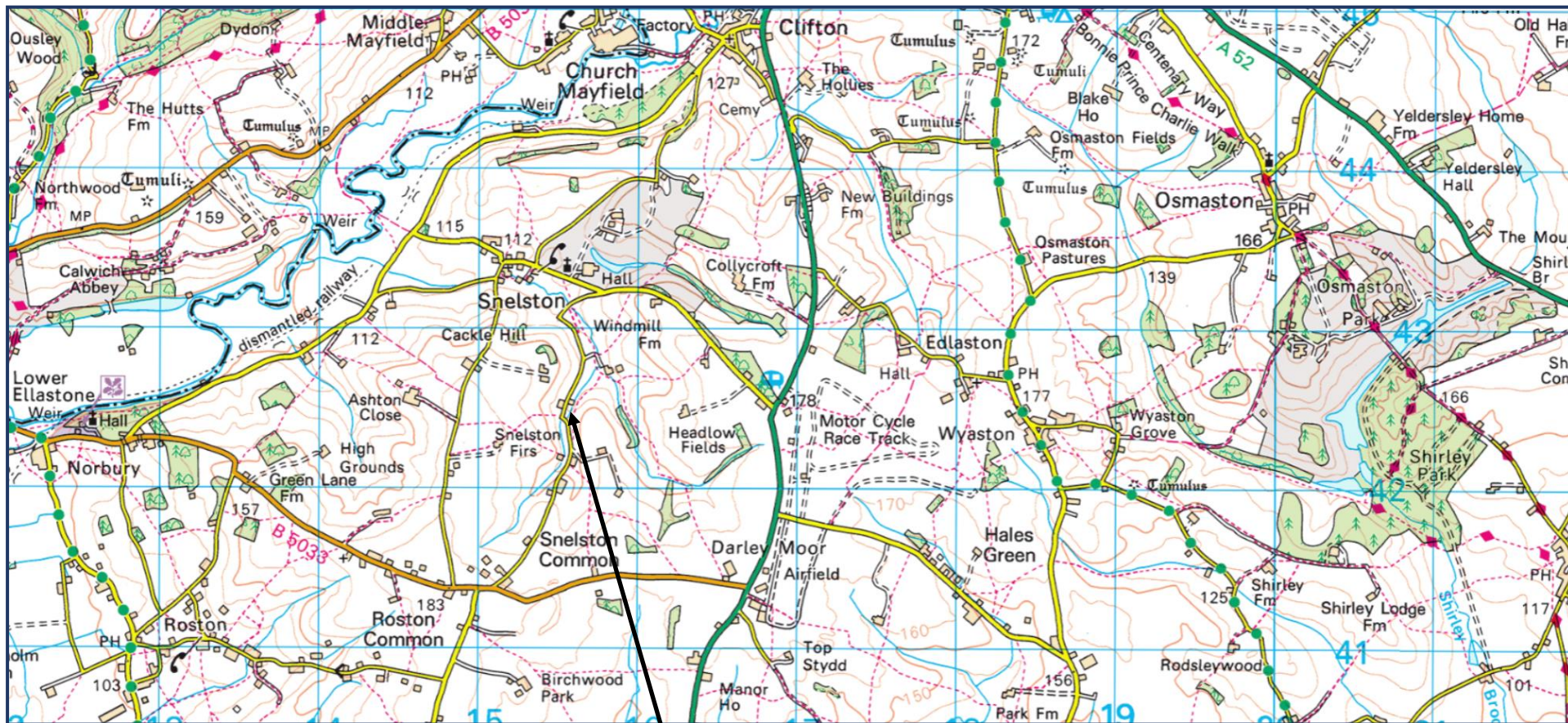
Viewing

At any reasonable time with a set of these particulars.



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.



Land and Buildings Location