



Land off Blackwall Lane

Kirk Ireton

**Land off Blackwall Lane, Kirk Ireton,
Ashbourne, Derbyshire, DE6 3JR**

An excellent opportunity to purchase land extending to 2.07 acres with gated access.

The land divided into two paddocks with track access crossing the brook with runs through the land.

Situated off Blackwall Lane which is on the outskirts of the picturesque village of Kirk Ireton.

For Sale by Auction

**Guide Price
£40,000**

**Monday 23rd May 2022 at 3pm
held at The Agricultural Business Centre,
Bakewell, Derbyshire, DE45 1AH**



Location and Description

The land is situated off Blackwall Lane on the outskirts of the lovely Derbyshire village of Kirk Ireton.

The land is divided into two enclosures benefits from direct gated access from the lane into the top paddock. It is rather steep in part as it descends to the brook which runs through the land with a track crossing the brook to provide vehicular access to the second paddock.

The land extends to approximately 2.07 acres in all.

Tenure and Possession

The title number DY482939 is sold freehold, with title number DY482941 sold Leasehold subject to a 1000 year lease from 1825. Vacant possession will be granted on completion.

Services

A buyer must make their own enquiries in relation to potential to connect services. There are no services currently serving the land.

Local Authority and Council Tax band:

Derbyshire Dales District Council

Basic Payment Scheme

No entitlements are available

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 there is a footpath crossing a corner of the land.

Solicitors:

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

Viewing

Viewing will be permitted on the land at all reasonable times without an appointment provided that the viewer only enters the land on foot and has in hand a set of these sales particulars. It is preferred that you notify the agent of your intention to be view the land.

Please notify the agent of the time and date you intend to be on site by calling the Ashbourne Office on (01335) 342201 or e-mail: Ashbourne@bagshaws.com

Directions

From Ashbourne—Proceed out of the town on the A517 and enter the village of Hulland Ward, take the left turn onto Dog Lane. Proceed down Dog Lane for approximately half a mile then take the right turn onto Gibfield Lane, signpost for Carsington Water. Proceed for a further half a mile then take the right turn towards Kirk Ireton and Blackwall, remaining on Gibfield Lane. Continue straight ahead onto Blackwall Lane and follow the lane and 100 yards past Blackwall Grange you will find the gated access to the land clearly identified by the Bagshaws 'For Sale' board.

Deposit and Completion

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. The signing of the contract of sale and the 10% deposit is legally binding on both parties and completion will occur in 28 days thereafter, unless stated otherwise at the auction. The sale of each lot is subject to a buyers premium of £400.00 plus VAT. (£480.00 including VAT) payable on the fall of the hammer, Please contact the auctioneers for further details.

Money Laundering Regulations

All buyers must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party.

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 herein, 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 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



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