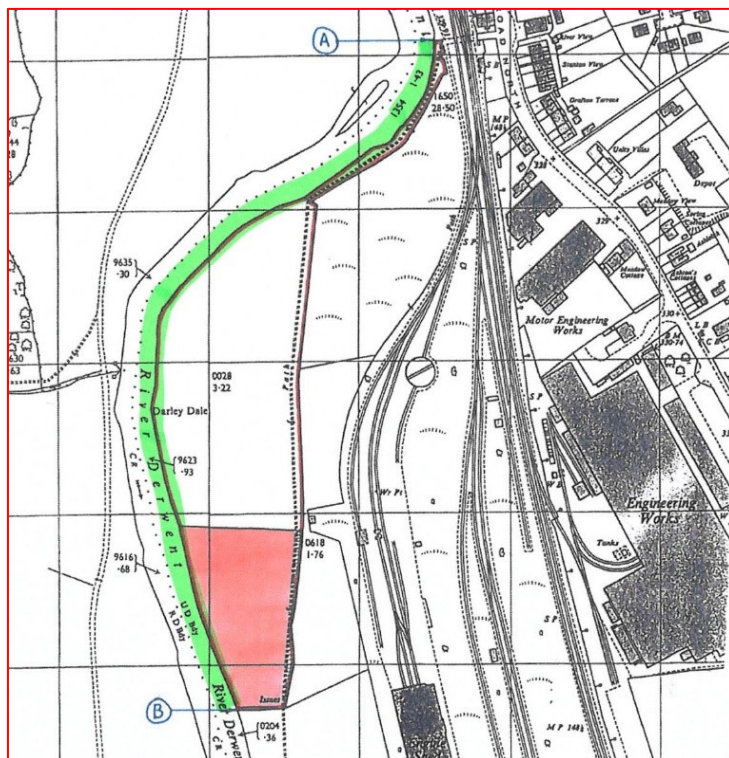


**FISHINGS AT NANNY GOAT FIELD
OFF DALE ROAD NORTH
DARLEY DALE
DE4 2HX**



Offers Over £50,000

A rare opportunity to acquire fishing rights on the River Derwent.

A stretch of single bank fishings along a picturesque stretch of the River Derwent at Darley Dale around three miles north of Matlock and five miles south of Bakewell. The stretch of bank extends to approximately 500m covering bends in the river which provide a combination of fast, shallower runs to slow, deeper steps. Access is at the northern point of the stretch of Dale Road North and off the public footpath which runs north to south towards Churchtown at Darley Dale.

Note: the adjoining grazing land is also available for sale by separate negotiation. Further details from the selling agent.

Note: also available by separate negotiation is a small graveled car park area accessed off Darley Churchtown around 600m from the southern end of the fishings and joined by a public footpath. Further details from the selling agent.

TENURE – Freehold.

DIRECTONS – From Matlock take the A6 north to Darley Dale, proceeding along Dale Road North. After passing Alcoa Works and just before reaching the junction with Northwood Lane, a right of way is enjoyed to a driveway on the left which leads through a gated access to the strip of land which leads to the field, is found at this location.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

REF: FTM9685



RICS

MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk
ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk



www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.
The particulars form no part of a contract or lease.