

## LAND BETWEEN YEAVELEY AND WYASTON NR ASHBOURNE, DE6 2DT



### FOR SALE BY AUCTION (Unless sold previously)

Early 2020 (date to be confirmed) ~ 7PM

AT  
ASHBOURNE GOLF CLUB, WYASTON ROAD,  
ASHBOURNE, DE6 1NB

Approximately 28.75 acres (11.66 hectares) or thereabouts of good quality grass pasture land situated between the villages of Wyaston and Yeaveley, Nr Ashbourne, Derbyshire, DE6 2DT.

Vendors Solicitors:  
To be confirmed

Auctioneers:  
Messrs Fidler Taylor & Co  
11 Church Street  
Ashbourne  
Derbyshire  
DE6 1AE  
Tel: 01335 346246

## GENERAL DESCRIPTION

An excellent freehold block of good quality grazing land extending to a total of some 28.75 acres (11.66 hectares) or thereabouts. The land is situated to the west of Swallow Tail Farm, Yeaveley and is to be sold in two lots both of which have good road frontage providing excellent accessibility. Each block of land is bisected by mature, mixed hedgerows providing natural cover and shelter.

Lot One has the benefit of mains water supply to a trough situated towards its south-western end. An easement is to be granted across Lot One in favour of Lot Two for a connection to this mains water supply.

**Lot One** approximately 13.99 acres (5.661 hectares) having a road frontage to Hales Green, Yeaveley. As noted it has mains water connected but is also bisected by a small natural brook course towards its south-western end.

The land is shown edged red on the accompanying plan.

**Lot Two** extending to approximately 14.83 acres (6 hectares) or thereabouts. This block has frontage to the Wyaston/Yeaveley road to the south of Wyaston village. As noted this lot will have the benefit of an easement over Lot One to connect to the mains water supply if required.

Lot Two is shown edged blue on the accompanying plan.

NB

The two lots are currently separated by mature hedging and fence but there does exist a gated access between them.

## GENERAL INFORMATION

Basic Payment Scheme TBA

## Rights of Way, Easements and Wayleaves

A right of easement will be retained through Lot One for the laying of a water pipe for the benefit of Lot Two if required. Public footpaths cross both Lot One and Lot Two.

## Sporting, Timber and Mineral Rights

It is understood that sporting rights, standing timber and minerals are in the freehold sale.

## Tenure and Possession

The property is to be sold freehold with vacant possession upon completion of the purchase.

## Local Authority

Derbyshire Dales District Council, Bank Road, Matlock Derbyshire, DE4 3NN

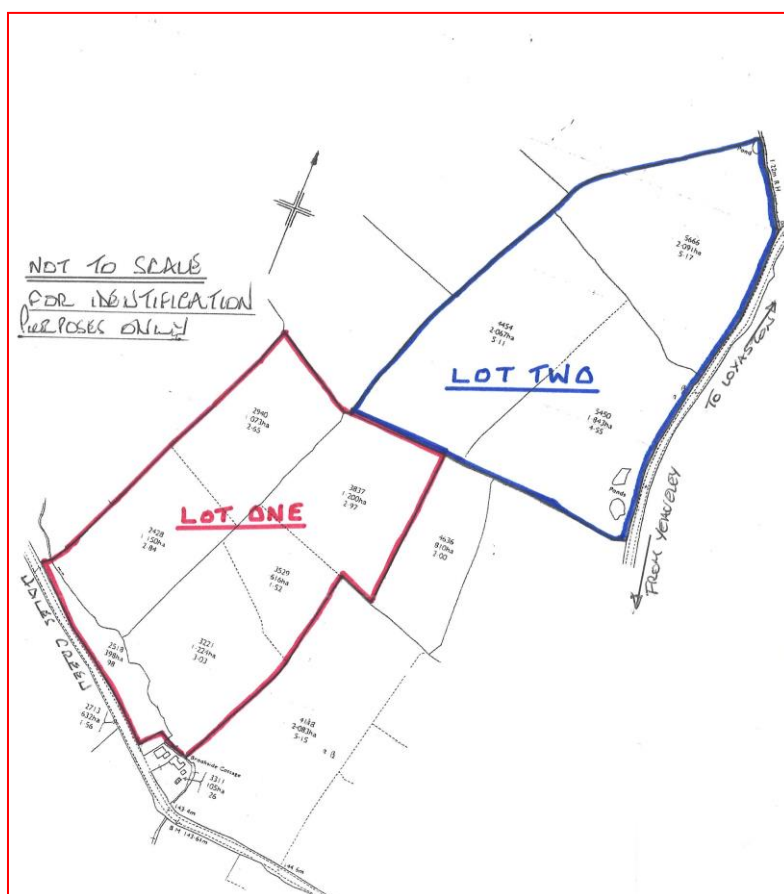
## Conditions of Sale

The conditions of sale will be available for inspection by interested at the offices of the auctioneers and the vendors solicitors at least 7 days prior to the sale. They will also be available for inspection in the saleroom on the evening of the sale but they will not be read out at the sale. All purchasers are deemed to purchase in full knowledge of the conditions of sale whether they have read them or not.

## VIEWING

The land may be viewed during normal daylight hours when in possession of a copy of these sales particulars.

FTA2310



[www.fidler-taylor.co.uk](http://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