Filer Williamson
LIMITED

45.76 Acres / 18.53 Hectares of Agricultural Land off Mill Lane / Marsh Hollow, Shirley, Ashbourne, Derbyshire, DE6 3AW

Available as a whole or in two separate Lots:

Lot 1: 24.53 Acres / 9.93 Hectares

Lot 2: 21.23 Acres / 8.60 Hectares

Surveyors | Land Agents | Auctioneers | Valuers | Rural Consultants | Planners

Guide Price: Offers in the region of £14,000 per acre

LOCATION

The agricultural land is situated in a rural location close to the village of Shirley, Ashbourne, Derbyshire.

Having good transportation links to the A52, A50, A38 & M1.

Ashbourne (4.5 miles) - Derby (10 miles) – Uttoxeter (13.5 miles)

Access to Lot 1 is located off the Public Highway (Mill Lane), access to Lot 2 is located off the Public Highway (Marsh Hollow) identifiable by the Filer Williamson `For Sale` board(s).

DESCRIPTION

An opportunity to purchase a useful block of agricultural land extending to some 45.76 Acres / 18.53 Hectares or thereabouts.

The agricultural land is available as a whole or in two separate Lots: **Lot 1**: 24.53 Acres / 9.93 Hectares & **Lot 2**: 21.23 Acres / 8.60 Hectares.

Close to the rural village of Shirley and benefiting from good transportation links.

Lot 1: Land Parcel 9697 has been down to grass for the last 3 years before being part of a larger arable rotation. The land parcel has a well established gated access off Mill Lane and established hedgerows to all the boundaries. The land parcel is of a significant size for the locality and is ideally suited to modern farming practices.

Lot 2: Land Parcels 0217,0510,1992,1289 & 1266 make up Lot 2, the majority of the land is down to grass (permanent pasture), there is one field of maize which is currently being used as a cover crop.

Land Parcel 1289 is a self enclosed yard area that benefits from two existing agricultural buildings as well as Planning Permission for a new agricultural building.

The boundaries are predominantly established hedgerows.

Lots 1 & 2 are also suitable for amenity uses (Subject to Planning).

BOUNDARIES

The boundaries are as shown edged red on the Sale Plan.

TENURE & POSSESSION

The land is offered Freehold with Vacant Possession upon Completion.

Lots: 1 & 2 are currently let out on a Grazing License, Notice will be served to the Licensee prior to completion of any agreed sale.

RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cables, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

Rights of Way

Lot 1: Footpath(s) – There are two Footpath(s) crossing Land Parcel SK 2140 9697, Footpath (Shirley 17) crosses the westerly boundary of the land in a North / South direction. Footpath (Shirley 6) crosses the land in an East / West direction.

Lot 2: Footpath (Shirley 6) crosses Land Parcel SK 2240 1992 in an East / West direction.

TIMBER, MINERAL & SPORTING RIGHTS

As far as we are aware the sale includes all the Timber and Mineral Rights that may exist on the property.

OWNER / VENDOR - RESERVED RIGHTS:

Sporting Rights. Will be reserved for a 5 Year period following completion of any agreed sale.

Water Rights. The right to connect to the mains water supply located in Mill Lane.

PLANNING

Planning Permission:

Permission has recently been granted under the Prior Notification procedure for a General Purpose Agricultural Building located within Land Parcel SK 2240 1289.

The permission grants the erection of a General Purpose

LAND SCHEDULE

Lot	Land Parcel ID	Acres (Ac)	Hectares (Ha)	Description	Established Crop
1	SK 2140 9697	24.53	9.95	Arable Land	Grass
2	SK 2240 1266	7.42	3.00	Grass Land	Grass
2	SK 2240 1289	0.49	0.20	Yard	N/A
2	SK 2240 1992	7.61	3.08	Grassland	Grass
2	SK 2241 0510	2.24	0.91	Grassland	Grass
2	SK 2241 0217	3.47	1.41	Grassland	Grass
	Total Agricultural Land		**45.76 Ac**	**18.53 Ha**	

DIRECTIONS

From Ashbourne follow the A52 towards Derby, after 4 miles take the righthand turn sign posted Hall Lane, follow Hall Lane for some ¾ of a mile before entering the village of Shirley.

Lot 1: Follow Church Lane through the village of Shirley then on to Mill Lane, the land can be found on the left hand side after 0.2 miles identifiable by the Filer Williamson `For Sale` board(s).

Postcode: DE6 3AR
What3Words: incoming.seemingly.trombone

Lot 2: From Church Lane turn left on to Marsh Hollow, the land can be found on the right hand side after 0.35 miles identifiable by the Filer Williamson `For Sale` board(s).

Postcode: DE6 3AW
What3Words: runs.banterworkflow

SERVICES

Lot 1: There are no mains services connected to the land.

There are private water supplies crossing Land Parcel SK 2140 9697 from Mill Lane in a North / South direction.

It is understood that mains water is located within the adjoining Public Highway (Mill Lane).

Lot 2: Mains water is connected to the land, which is connected to a field trough.

There are Electricity Lines crossing the land.

Prospective Purchasers are to make their own enquiries and satisfy themselves as to the above.

Agricultural Building with the following specification:

Hight to Eaves: 4.26m, Breadth: 13.71m, Hight to Ridge: 6.1m, Clad with concrete beams to the lower walls and box profile green cladding to the upper walls and a grey fiber cement roof with roof lights.

Planning Permission Reference No. 23/01174/AGR

All the Land Parcels are also suitable for amenity uses (Subject to Planning).

EARLY ENTRY PROVISION

Should any Purchaser wish to establish an arable crop on the land prior to completion, early entry will be granted upon payment of a deposit.

DEVELOPMENT UPLIFT CLAUSE

The Vendor / Landowner will retain 40% of any future development value for the next 20 years, should the Purchaser obtain planning consent for development other than agricultural, horticultural or equestrian use.

Excluded from the Development Uplift Clause will be the existing permission for the agricultural building (Lot 2) and a agricultural farm workers dwelling (Lot 1 & 2), (subject to planning).

RESTRICTIVE COVENANT

No buildings / structures are to be erected upon the land without the prior written consent of the Vendor / Landowner, except on the area shown hatched orange on the sale plan.

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register, the Vendor / Landowner will retain the Basic Payment Scheme Payment upon the land via the Delinked Payment Scheme.

SOIL CLASSIFICATION

The land is recorded on the Land Classification Series for England & Wales as Grade 2.

Grade 1 being the best, Grade 5 the worst.

DRINKING WATER SAFEGUARD ZONE SURFACE WATER

The land is located within a Drinking Water Safeguard Zone, Surface Water only.

Further information can be obtained from the Environment Agency.

ACCESS

Lot 1: Access to the land is located off the Public Highway (Mill Lane) and is identifiable by the Filer Williamson `For Sale` board(s).

Lot 2: Access to the land is located off the Public Highway (Marsh Hollow) and is identifiable by the Filer Williamson `For Sale` board(s).

VENDORS / OWNERS SOLICITORS

Messrs. Bowcock & Pursaill Solicitors of 54 St Edward Street, Leek, Staffordshire, ST13 5DJ

Tel: 01538 399199
Email: icn@bowcockpursaill.co.uk

Acting: Mr Ian Naylor

LOCAL AUTHORITY

Derbyshire Dales District Council (DDDC), Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN

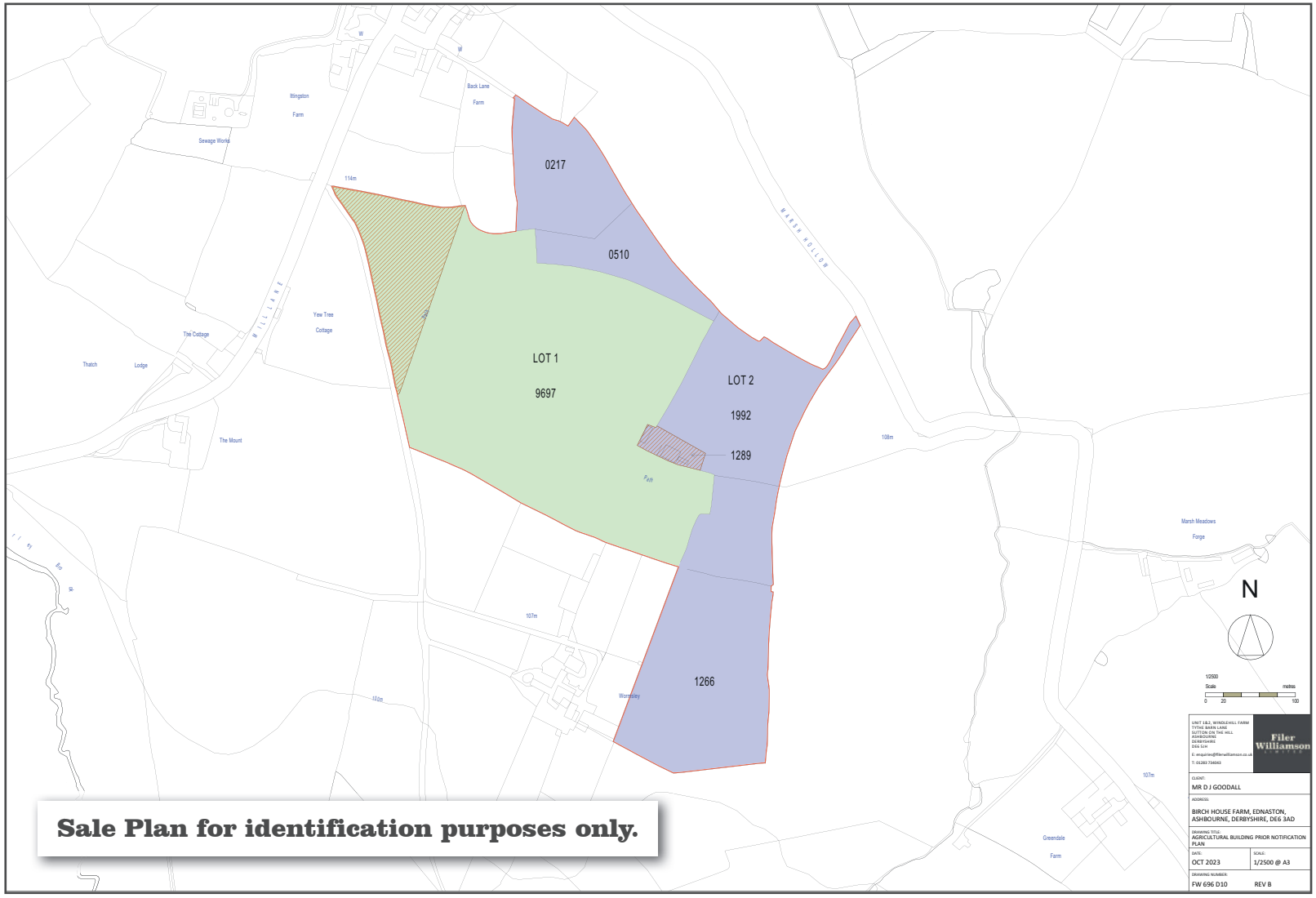
Tel: 01629 761100
Website: www.derbyshiredales.gov.uk

VIEWING

The land may be viewed during daylight hours when in possession of a copy of these particulars of sale, care should be exercised when viewing.

Viewing strictly by foot / walking, keeping to the Land Parcel boundaries.

NO Vehicles - Viewing is at the person`s own risk.



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