

Land off, Coach Road, Golden Valley, Riddings, Derbyshire.

DE55 4ES

£250,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this rare opportunity to acquire this area of grassland amounting to 12.49 Acres. With the benefit of FULL agricultural planning for a 60ft x 30ft steel portal framed 3 bay building with sheeting to the sides and roof, with a roller shutter door to the front and additional approval for laying of type 1 limestone to the front of the building. The semi rural position allows for wonderful countryside views whilst remaining easily commutable to all nearby towns and amenities.

Location - The land is located in accessible semi-rural setting with views reaching over countryside. The Land is easily accessible from nearby towns and cities that host a wealth of amenities (3.5 miles from Alfreton, 3 miles for Ripley and 14 miles from the city of Derby). The A610 is easily accessed allowing for simple connection to to neighbouring towns, cities and also the A38 dual carriage way leading to the M1 Motorway at junction 28.

Directions - From the B6016 Newlands Road, heading FROM Riddings, turn left onto Coach Road. Continue along Coach Road past the equestrian centre and then shortly after the next property on the right, the entrance will be found on the right hand side indicated by our for sale board.

Description - Sizeable area of versatile grassland extending to approx. 12.49 acres, separated into two fields, with post and rail/wire fencing and hedgerows. Benefitting from water troughs in both fields, the land is suitable for mowing and grazing. Importantly, the land has road access off Coach Road with 114 metres of road frontage.

Planning Permission - The land is sold with the benefit of planning permission under planning ref: AVA/2022/0284 for a 60ft x 30ft steel portal framed 3 bay building with sheeting to the sides and roof, with a roller shutter door to the front. There is also approval for laying of type 1 limestone to the front of the building.

General Information - FAQs

Services - There is mains water connected to the land.

Tenure & Possession - The property will be sold freehold with vacant possession upon completion.

Rights Of Way, Wayleaves And Easements - The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Local Authority - Amber Valley Borough Council

Viewings - Call us to arrange a viewing of the area for sale and for further information.

Method Of Sale - The property is offer for sale by private treaty.

DISCLAIMER:

1: **MONEY LAUNDERING REGULATIONS** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

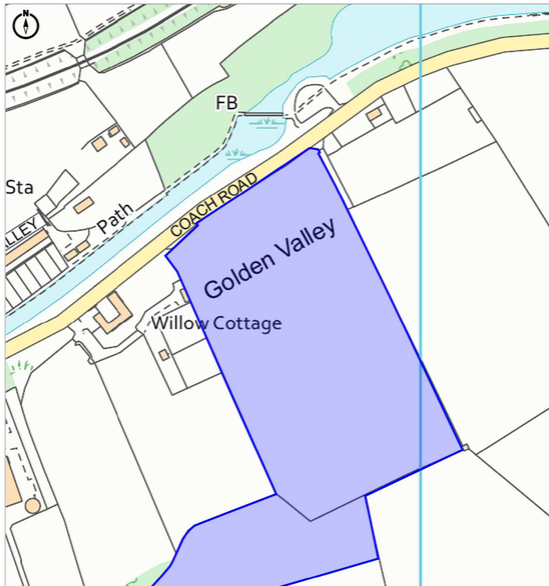
2: These particulars do not constitute part of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

ROOM DESCRIPTIONS

Land off Coach Road



Land off Coach Road - Proposed Agricultural Building - Block Plan



Land off Coach Road, Golden Valley, Nr Alfreton, DE55 4ES - Location Plan

