



Graham Watkins & Co.

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Draft Details Only – these details may be subject to alteration

FOR SALE
BY PRIVATE TREATY
(subject to contract)

6.90 Acres or Thereabouts
of Grassland

Calver Peak
Calver, Hope Valley DE45 1NR

- **Block of Sound Grassland**
- **Suitable for Mowing and Grazing Purposes**
- **Natural Water Supply**

Offers Over £50,000

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

Directions

Please note:- The postcode given does not take you directly to the land but is only a guide. Please follow our detailed map and “For Sale” signs. Directions as follows:-

The land can be approached from a number of directions but probably best from the village of Rowland which is highlighted on the attached plan. Proceed through the village and follow the lane highlighted on the plan until you come to a new wooden gate on your left. Proceed through this gate and the next one keeping to the track and the land will be found as indicated by the agents ‘For Sale’ board.

Situation

The land is situated at Calver Peak and enjoys panoramic views over the surrounding countryside.

The location of the land is shown on the attached plan. The land has three accessible roads leading to it.

Description

The land comprises a block of sound grassland, which is suitable for mowing or grazing purposes with the benefit of a natural water supply. It extends to 6.90 acres or thereabouts.

Within the land there is the remains of a timber and corrugated buildings.

The land is further described in the schedule below:-

<u>OS Field Number</u>	<u>Area (acres)</u>
0005	0.98
0005	4.78
9989	0.96
Pt 0387	<u>0.18 est</u>
	6.90 acres
	or thereabouts

Services

The land does not have a mains water supply, but has the benefit of a natural water supply by means of concrete based dew pond.

Land Registry

The land is held on the land registry under title number DY232715, a copy of the plan has been used for these particulars

Basic Payment Scheme

For avoidance of doubt no Basic Payment Entitlements are included with the sale of this land, but may be available by separate negotiations.

Tenure and Possession

The property is held freehold and vacant possession will be given on completion

Wayleaves and Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The lessor is advised to obtain verification from their Solicitor or Surveyor.

Viewing

At any reasonable time.

Websites

www.grahamwatkins.co.uk

www.rightmove.co.uk

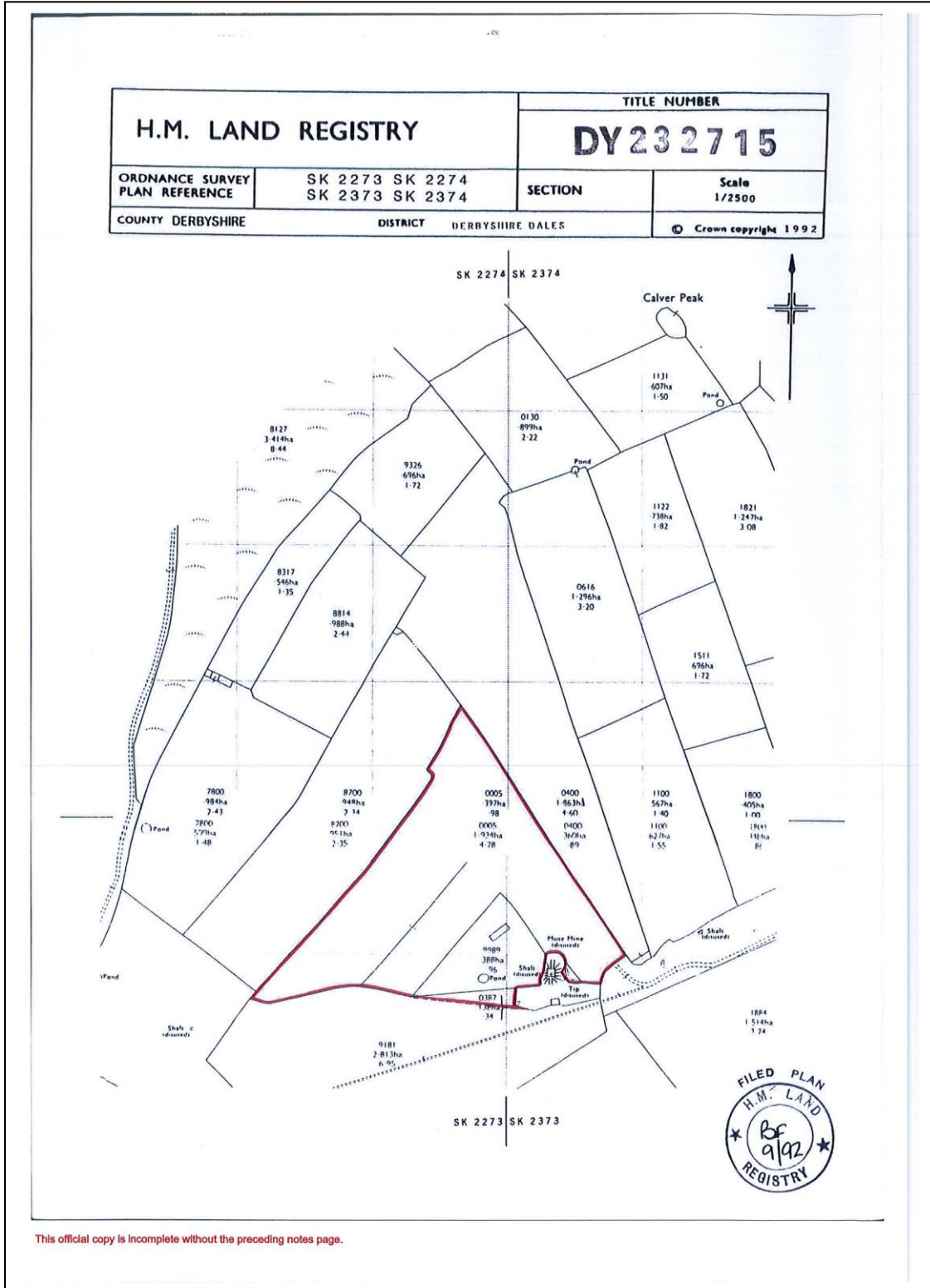
www.primelocation.co.uk

www.zoopla.co.uk

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