

GUIDE PRICE  
**£10,000–£15,000**

BIDDING DEPOSIT  
**£2,000**

DIGITAL AUCTION DATE  
**7th April 2020**

BY ORDER OF

SEVERN  
TRENT



## Former sewage treatment works east of Ashes Lane, Fenny Bentley, Derbyshire DE6 1LD

Freehold parcel of land of approximately 0.142 hectares (0.35 acres)  
with development potential (subject to consents)

**Bid1.**

## Property Summary

- Freehold land
- Development opportunity (subject to consents)
- 0.142 hectares (0.35 acres)

## Location

The property is located within the Peak District National Park, a statutory nature conservation area lying approximately 3 miles north of Ashbourne and 18 miles south of Buxton.

The property lies to the west of the A515, just outside of the village and to the south of Ashes Lane where there is a right of way to the site via a hard surface road.

The approximate position of the property can be located as follows:

Grid Reference: SK174499  
[www.gridreferencefinder.com](http://www.gridreferencefinder.com)

## Description

The property comprises a rectangular, level and well secured and gated site of approximately 0.142 hectares (0.35 acres) with open fields all around. There is a right of way to the site along the track with access at all times and for all purposes.

Electricity and is available at the site although this has been capped off.

## Planning

There could be potential for development at the site subject to obtaining the necessary consents.

## VAT

We understand VAT is not payable



## EPC

No EPC required

## Tenure

Freehold

## Local Authority

Peak District National Park  
 Authority  
 01629 816200  
[www.peakdistrict.gov.uk](http://www.peakdistrict.gov.uk)

## Viewings

By application to the site.

Address	Acres	Hectares
Land to the east of Ashes Lane	0.35	0.142

The site area has been measured from Edozo.

## Note

Interested parties should read the legal pack for further information relating to easements and overages, for example, that may be applicable to the site.

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## Contact BidX1

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