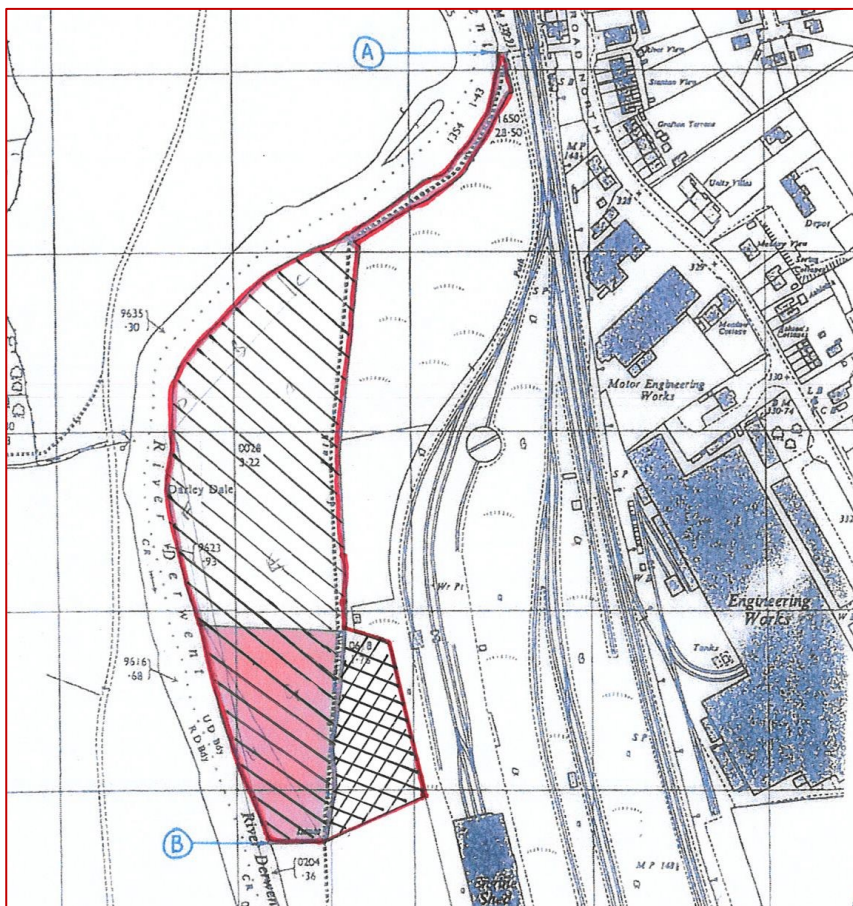


**NANNY GOAT FIELD AND FISHINGS
Off DALE ROAD NORTH
DARLEY DALE
NR MATLOCK DE4 2HX**



Offers Over £65,000

Around seven acres, or thereabouts, of prime meadow grazing land, bordering the River Derwent and with the benefit of single bank fishing rights.

The land includes a gated strip access, with a public footpath running through and which continues along the eastern boundary of the field. The sale includes single bank fishing rights along the whole western river border, a particularly attractive and varied stretch. Access to the land is via a right of way at the northern tip of the land (noted "A") leading from Dale Road North.

The land is principally freehold with around one acre (the area cross hatched on the plan) held under a long lease.

TENURE – Freehold. A current season Herbage Agreement exists and expires 31 October 2020. Further details on request.

DIRECTIONS – From Matlock take the A6 north to Darley Dale, proceeding along Dale Road North. After passing Alcoa Works and just before reaching the junction with Northwood Lane, a right of way is enjoyed to a driveway on the left which leads through a gated access to the strip of land which leads to the field, is found at this location.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228

Ref: FTM9684



RICS

MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk
ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk



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.