



BAGSHAW'S
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FOR SALE
Bakewell | 01629 812777

Land off Glossop Road

Chunal



Land off Glossop Road,
Chunal,
Glossop, Derbyshire, SK13 6JZ



24.50 ac

This is an excellent opportunity to purchase 24.50 acres (9.91 ha) of grassland that could be used for a range of farming practises, all with road access.

**For sale by auction at 3pm on 20th November 2023 at the Agricultural Business Centre,
Bakewell, DE45 1AH**

Auction Guide Price:

£140,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Description:

The land extends to 24.5 acres (9.91 ha) and is easily accessible from the main road. The land is currently down to grass, all being suitable for grazing and a large proportion for mowing. The land is serviced by a natural spring stream that runs below the land. There is a mixture of dry stone walling and post and wire fencing all in good condition meaning that it would be adaptable to any farming system.

Location:

The land is situated in a stunning rural location just north of the small hamlet of Chunal within the Peak District National Park, having panoramic views overlooking the Long Clough valley. The popular market towns of Glossop is 1.5 miles, Hyde (9 miles) and Chapel-en-le-Firth (7 miles) away. Although the property is situated in a rural location, it has easy access onto main roads including the A624, the A57 and the M67 motorway at junction 4 providing



Directions:

From the crossroads in the Centre of Glossop, go south on Victoria Street which eventually merges into the A624 Charlestown Road. Continue heading south for ½ mile beyond the end of the built-up area. The property will be located on the right hand side as indicated by our 'For Sale' board, opposite a large layby.

Services:

There are no mains services connected, however the land is serviced by a natural spring and stream on the land.

Tenure and Possession:

The land is being offered freehold with vacant possession.

Basic Payment Scheme:

The land is not registered with the rural payments agency; however it is eligible to be registered.

Agri-Environment Schemes:

The property is not registered in any Agri-Environment Schemes.

Sporting and Timber Rights:

These rights are included within the sale as far as they exist.

Viewing:

Viewings can be undertaken at any reasonable time in daylight hours while in possession of a set of these particulars.

Rights of Way, Wayleaves and Easements:

This land is sold subject to any rights of way, easements or wayleaves whether stated on these particulars or not. We understand that there is a public footpath which crosses the land. There is a

right of way over a small section of land leading from the road to the entrance gate shown in brown.

Method of Sale:

The land is offered by Public Auction at 3.00pm on Monday 20th November 2023 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

Bromleys Solicitors, 50 Wellington Road
Ashton Under Lyme, OL6 6XL, Tel: 0161 330 6821

Local Authority:

High Peak Borough Council, Town Hall, Market Place
Buxton, Derbyshire, SK17 6EL.

Planning Authority:

Peak District National Park Authority,
Aldern House, Baslow Road, Bakewell, Derbyshire
DE45 1AE

Restrictive Covenant:

The land is restricted to agricultural and equestrian uses only.

Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

Deposits & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding

on both parties and completion will occur within 28 days thereafter, unless stated otherwise at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. VAT) payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. VAT). Please contact the auctioneers for further details.

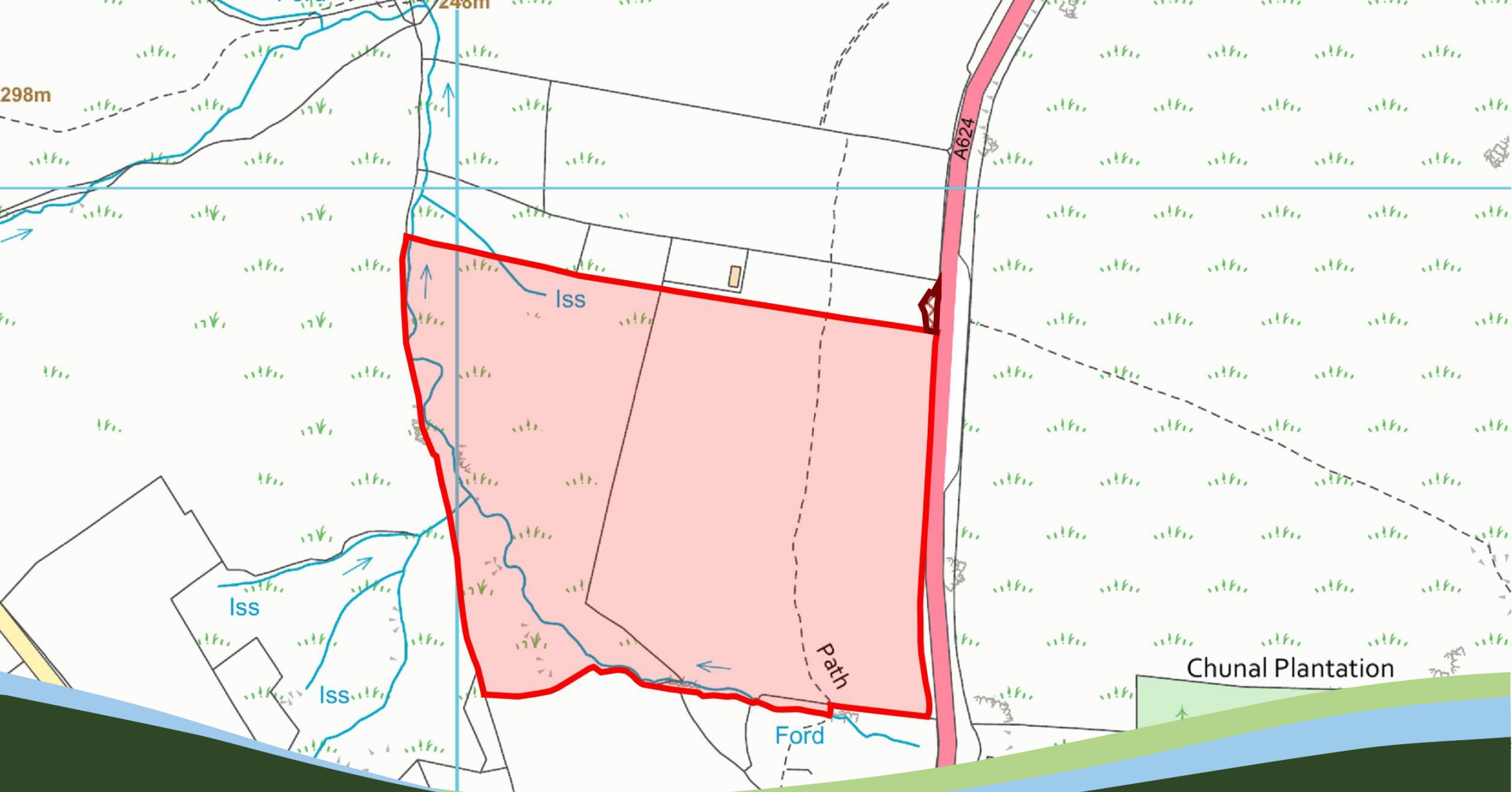
Conditions of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH

T: 01629 812777

E: Bakewell@bagshaws.com

www.bagshaws.com

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