



Lot 3: Land off Combs  
Road off Manchester Road





# Lot 3: Land off Combs Road, Manchester Road, High Peak

Derbyshire, SK23 9UH



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acre(s)

Offering a wonderful opportunity to purchase an attractive parcel of grassland together with roadside access available in by informal tender. The land amounts to approximately 18.66 acres of Grassland

## Guide Price

£145,000



Bakewell - 01629 812777



bakewell@bagshaws.com

### Location

The land is situated in the small village of Combs nearby to the town of Chapel-en-le-Frith within the Peak District National Park and benefits from roadside access off Combs Road.

Chapel-en-le-Frith lies approximately 6.4 miles from the spa town of Buxton, 14.4 miles from the market town of Bakewell whilst being only 23 miles from the city of Manchester.

### Directions

From Chapel, follow Manchester Road out towards Whaley Bridge. take the left hand turning just before 'The Hanging Gate' public house, follow the road known as 'Combs Road' and the land can be identified a short way down on your left hand side as indicated by our 'For Sale' board.

### Description

The sale of this land offers the opportunity to purchase an attractive parcel of land in the sought after village of Combs

### Lot 3

The sale of Lot 3 offers the opportunity to purchase 18.66 acres (7.55 ha) which is predominantly down to grassland with the exception of a small area of woodland, roughly 0.5 acres. The land is suitable for grazing and mowing. The land benefits from roadside access off Combs Road. The land is relatively level in nature. There is a public footpath that crosses part of the land that can be identified on the plan.

### Development Uplift Clause

It should be noted that the vendors will include a development uplift clause on all lots of 30% upon any uplift in value following a beneficial planning consent for a period of 30 years from completion.

### Viewing

The land may be viewed at any reasonable time when in possession of a copy of these particulars being authority to view.

### Services

Purchasers must rely upon their own enquiries

### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist whether or not they are defined in these sale particulars.

It is our understanding that a public footpath crosses part of the land in Lot 3.

### Timber, Minerals and Sporting Rights

Included as far as they exist

### Tenure and Possession

The land will be sold with the benefit of vacant possession.

### Vendors Solicitors

Justin Martin  
Humphries Kirk LLP  
17 Market Street  
Crewkerne  
Somerset  
TA18 7JU

### Planning Authority

High Peak Borough Council  
Buxton Town Hall  
Market Place  
Buxton  
Derbyshire  
SK17 6EL  
United Kingdom

### Method of Sale

The land is offered by way of informal tender. All bids must be submitted on the tender form available from the Bakewell Office (Agricultural Business Centre, Bakewell, DE45 1AH) and must be received in the Bakewell Office by 12 noon on Friday 23rd February, in envelopes clearly marked 'Land off Combs Road, Chapel Tender'.

### 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.

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In partnership with Bury and Hilton

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Penkridge	01785 716600
Uttoxeter	01889 562811

