

Previously approved plans



Land off Manchester Road
Combs, Chapel En Le Frith



Land off Manchester Road

Combs

Chapel En Le Frith

SK23 9UH



6.56 ac

An attractive and rare opportunity to acquire land with historic planning granted for 14 holiday lets, wardens house and 2 detached properties in an exceptionally desired area.

Guide Price:

£850,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Description:

A rare opportunity to acquire 6.83 acres of land in a much sought after location with roadside access, the land benefits from a historic planning approval, consenting to 14 holiday lets, a wardens house and 2 detached properties. (code no. 033787),

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. Pass "The Hanging Gate" Public house and continue for another 250m approximately where the land will lie on the left hand side as indicated by a For Sale board.

What3words: ///troll.chill.geologist

Services: There are no services connected to the site.

Fixture and Fittings:

Only the items referred to in the particulars are included within the sale.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Sporting and Timber Rights:

We understand these rights are included as far they exist.

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully.

Rights of Way, Wayleaves and Easements:

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

Vendors Solicitors:

TBC

Location Authority:

High Peak Borough Council

Buxton Town Hall

Market Place

Buxton

SK17 6EL

Method of Sale:

The land is offered by Informal Tender, tender's due by 5pm on Monday September 16th

Money Laundering Regulations 2017:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

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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