



Laneside Farm
Buxworth



**Laneside Farm
Dolly Lane
Buxworth
SK23 7QG**



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An exquisite opportunity to acquire an attractive three Bedroom Farmhouse with far reaching views, nestled in a rural location all the while being nearby to local amenities. In need of some modernisation Laneside Farm offers the chance for a purchaser to make it their own. Benefitting from good sized gardens and off road parking.

Offered to the market to be sold by Public Auction on 23rd September 2024 at the Agricultural Business Centre Bakewell.

Guide Price:

£400,000

Directions

From Buxworth, use the B6062 or Station Road to trave North East before turning left onto Dolly Lane, continue on Dolly Lane for Approximately 650m, then turn right, follow on where the property will lie on the left hand side after 250m on the left hand side as indicated by our For Sale board.



Bakewell Office: 01629 812777



bakewell@bagshaws.com



Location

Laneside Farm is set in an elevated position in a rural location with far reaching views over Buxworth, Whaley Bridge and surrounding countryside. Being ideally situated nearby to commercial districts of Stockport, Glossop and Manchester all commutable. All the while being nearby to the attractive Peak District National Park and National Trust Lyme Park.

Description

Laneside Farm is an attractive three double Bedroom detached property, in need of some general modernisation, offering flexible and spacious living accommodation. Briefly comprising of; to the Ground Floor, Dining Kitchen, Dining Room, Living Room, Shower Room and Utility Room and to the First Floor, Three Double Bedrooms and a Family Bathroom. The property benefits from character features throughout such as exposed beams and fireplace.

Externally

The property benefits from off road parking spaces for multiple vehicles; to the front there is a stone flagged patio area providing attractive views over the lawned garden, which is bounded by dry stone walling and hedgerows, the large gently sloped lawn is surrounded by mature trees and shrubs providing a pleasant and private space.





General Information

Viewing

Strictly by appointment through the selling agents Bagshaws Bakewell Office

Services

Mains electric, water and waste are connected. There is a gas fired central heating boiler connected to a LPG gas tank.

Fixtures and Fittings

Only those items referred to in these particulars are included in the sale.

Rights of Way, Wayleaves and Easements

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

Tenure & Possession

The property will be sold freehold with vacant possession upon completion

Local and Planning Authority

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

EPC

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Council Tax

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Method of Sale

The property is for sale by Public Auction on the 23rd September 2024 at 3pm, held at the Agricultural Business Centre, Bakewell, DE45 1AH.

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.

Conditions of Sale

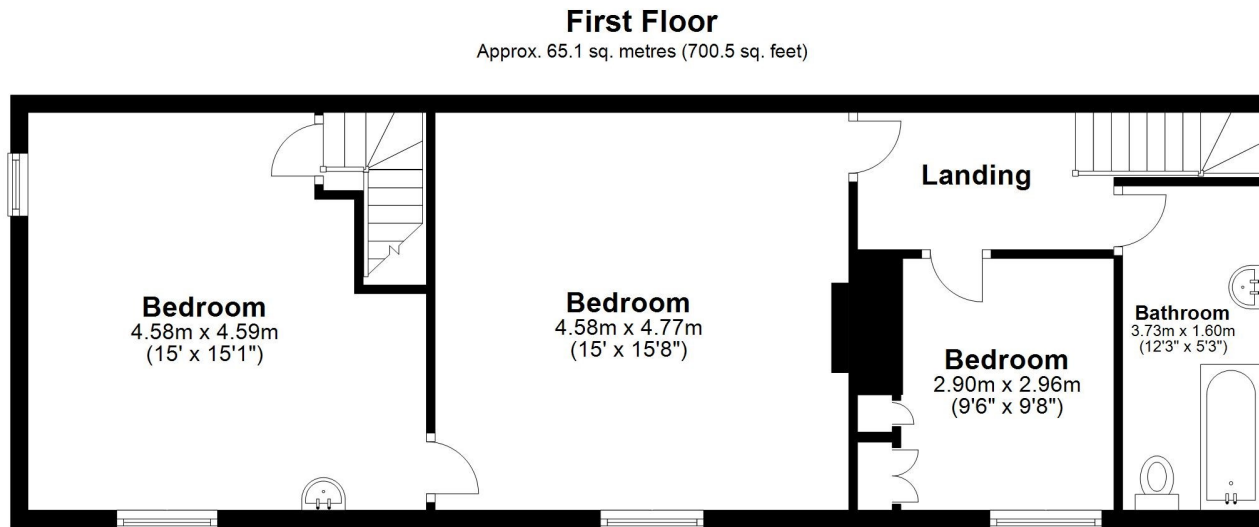
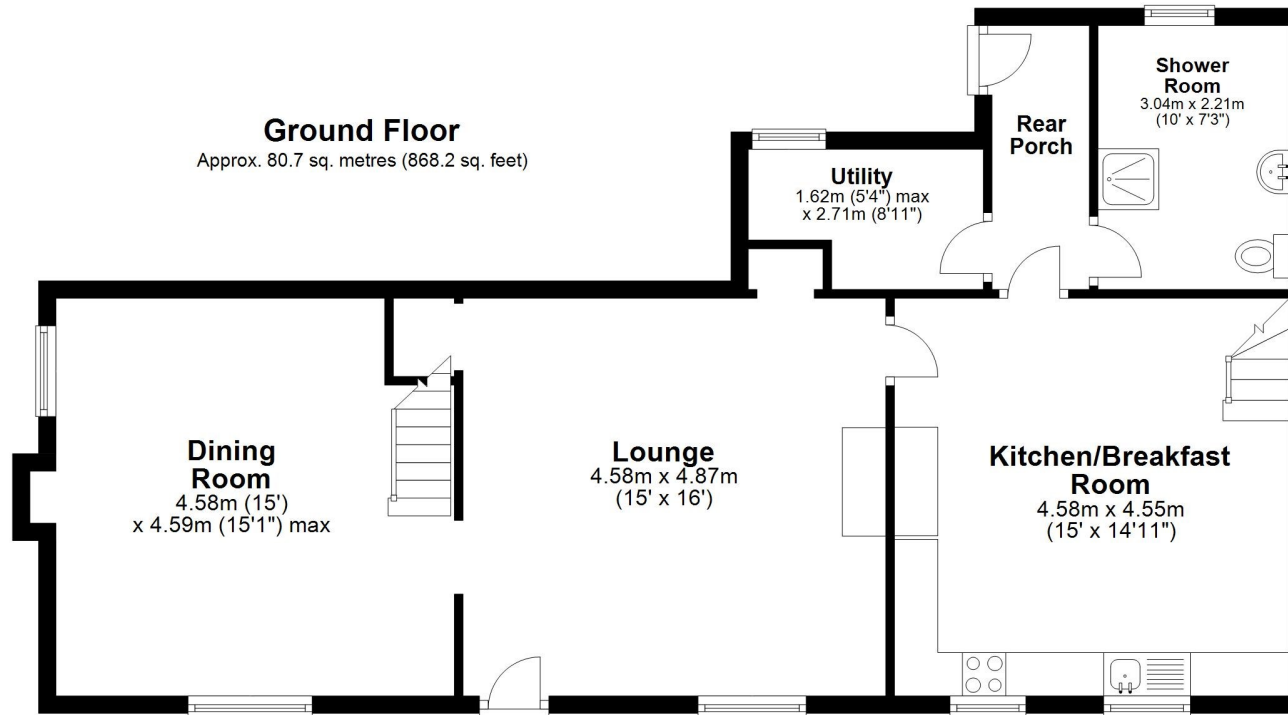
The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions 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.

Deposits and Completions

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. We reserve a right to charge a buyer's fee of £500 plus VAT (£600 inclusive of VAT). This will be charged to the purchaser for each lot entered into the auction. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inclusive of VAT).

Agents Note

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.



Total area: approx. 145.7 sq. metres (1568.7 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the





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