



Land off Macclesfield Road  
Kettleshulme



# Land off Macclesfield Road

## Kettleshulme

### High Peak



6.51 acres

**An excellent opportunity to acquire two parcels of grassland situated within an attractive rural location.**

**Guide Price: £175,000**



Bakewell Office - 01629 812777



[bakewell@bagshaws.com](mailto:bakewell@bagshaws.com)

#### **Description:**

Shown edged RED on the plan, the sale of the land offers the opportunity to purchase a useful block of grassland in an attractive rural location, ideal for both grazing and mowing purposes. The land extends to approximately 6.51 acres (2.63 hectares) which can be accessed directly off Macclesfield Road. The land is gently sloping in nature with a southerly aspect and is bound by dry stone walls and post and wire fencing.

#### **Location:**

The property is situated on the outskirts to the small village of Kettleshulme in the High Peak situated between the towns of Macclesfield and Whaley Bridge. The market town of Macclesfield is located approximately 7.5 miles south west of the property and the town of Whaley Bridge is located approximately 1.7 miles north east of the property. The property has good network links to nearby towns and settlements.

#### **Directions:**

Heading North East from the village of Kettleshulme, turn right on to Macclesfield Road and continue along this road for approximately 300 yards and the property is located on the left-hand side of Macclesfield Road as indicated by our 'For Sale' board.



**Services:**

No mains services are connected

**Tenure and Possession:**

The land is sold freehold, with vacant possession upon completion.

**Sporting and Timber Rights:**

Included insofar as 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 land is sold subject to a public footpath.

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.

**Method of Sale:**

This property is to be sold by private treaty.

**Vendor's Solicitors:**

Thorney Croft Solicitors  
12 Market Street  
Whaley Bridge  
High Peak  
Derbyshire

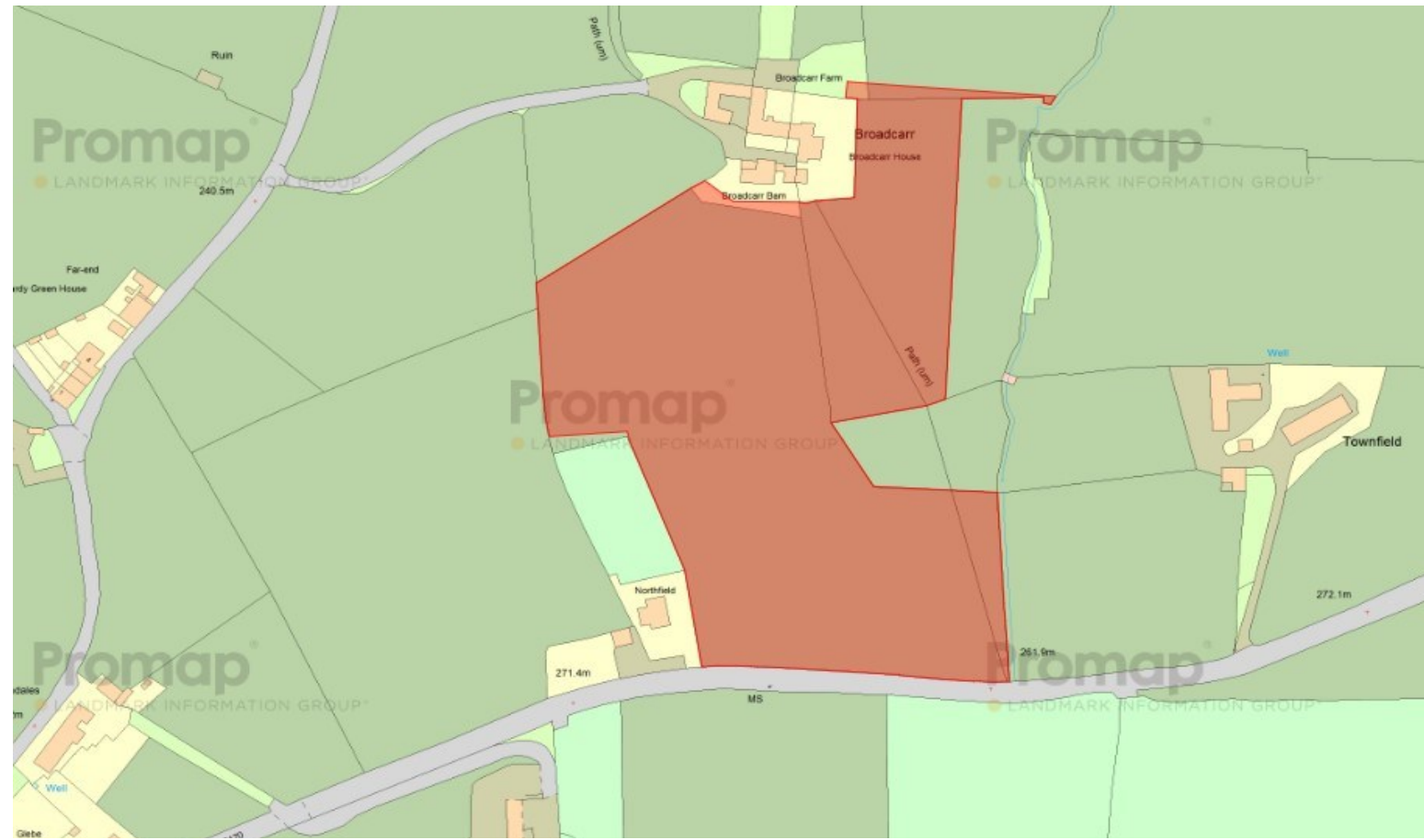
Tel: 01663 733 431

**Local Authority:**

Cheshire East Council  
Delamere House  
Delamere Street  
Crewe  
CW1 2LL

**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**

**In partnership with Bury and Hilton**

**Offices in:**

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811



**RICS**



**CAAV**



**onTheMarket.com**

