



Land off Bottomhill Road
Cressbrook



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SK17 8SY

An attractive block of land, amounting to 6.97 acres, comprising two parcels of grassland with roadside access, all suitable for grazing and most for mowing.

Also included is a parcel of woodland comprising of Ash and Wych Elm amongst others native broadleaf species.

The offering is exciting for those with conservation and environmental interests as well as smallholding, hobby farming and equestrian.

Guide Price:

£82,500



Bakewell Office - 01629 812777



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Description:

The property extends to approximately 6.97 acres in total and comprises a block of amenity woodland containing a mixture of mature native broadleaf species and grassland, suitable for grazing. The sale of this property offers a unique opportunity and an inspection is thoroughly recommended to appreciate the picturesque setting and stunning views from the land.

Location:

The land is situated in a semi-rural location in the heart of the village of Cressbrook, being nearby to the popular towns of Bakewell and Buxton, nestled in the heart of the Peak District National Park and within walking distance of Monsal Head.



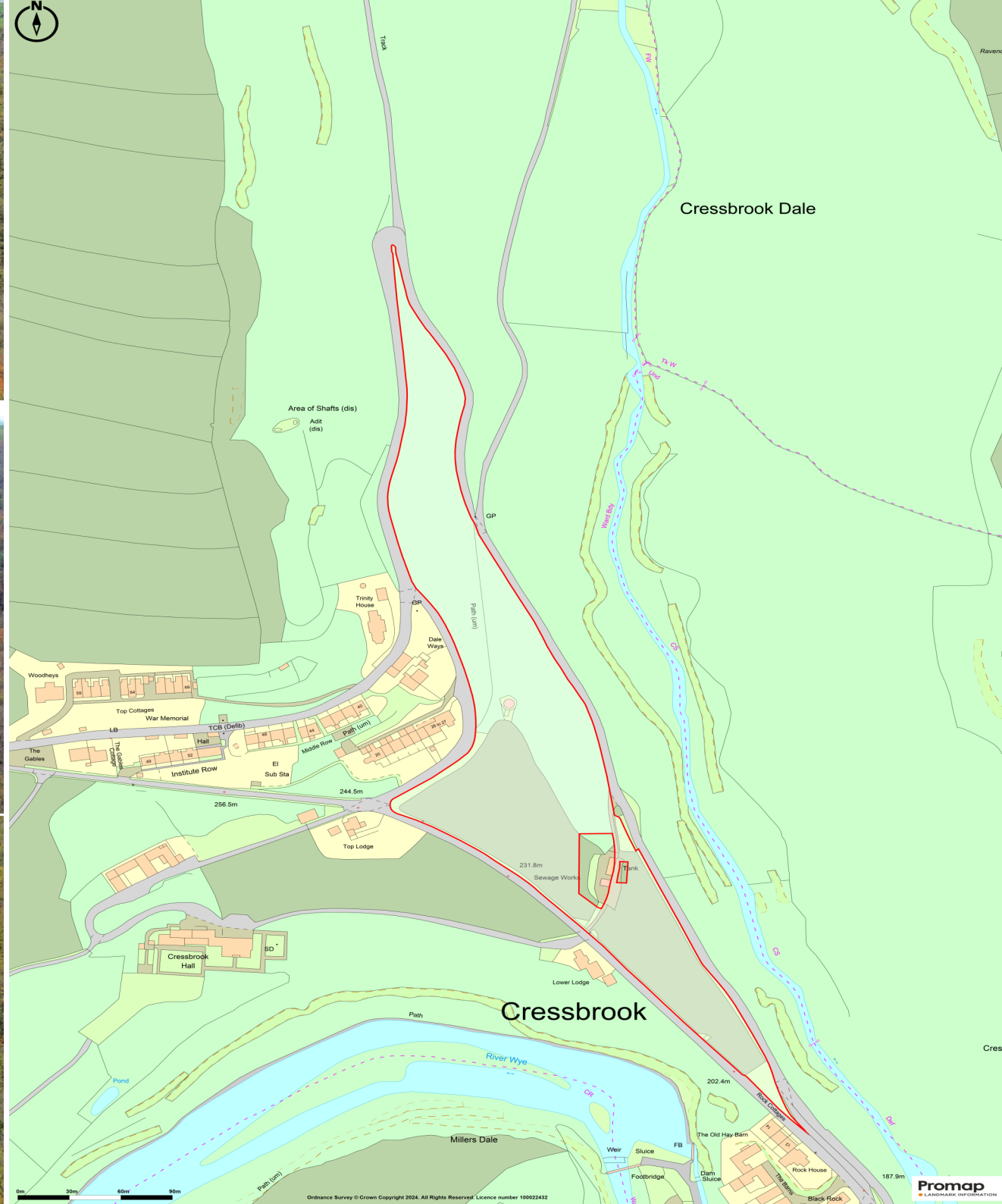
Grassland

Two parcels of grassland are located on the offering, with individual roadside access, bounded by dry stone walling, post and wire fencing and mature shrubs and trees. There are impressive views of the valley beyond from the grassland parcels and they offer suitable grazing for all livestock with some suitable for mowing.

Woodland

an exceptional offering for those with environmental, conservation or arboriculture interest, being made up of broadleaf native species the area is adjacent to a historic woodland and designated Natural Zone.





Directions:

From Ashford in the Water, using the B645 northbound continue until reaching the popular "Monsal Head", turn left here passing the Monsal Head Hotel and continue on this road for approximately 1.5 miles. The land will lie on the right hand side as indicated by our For Sale board.

Services:

There are no services connected to the land.

Broadband and Mobile Coverage:

See Ofcom Link: <https://checker.ofcom.org.uk/>

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to any rights of way, wayleaves & easements whether or not they are included in these particulars. In particular there is a public footpath which is shown as a path on the property plan included.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sales particulars are included in the purchase price.

Solicitors:

Farrer and Co

66 Lincoln's Inn Fields, London, WC2A 3LH

Katy Grylls.

Method of Sale:

The property is to be sold by method of Private Treaty.

Local Planning Authority:

Peak District National Park Authority.

It is noted that the land falls into the Cressbrook Village Conservation area and makes up part of a designated historic woodland.

There has been stop and enforcement notices served on nearby woodland, the notices do not affect the land for sale.

Local Authority:

Derbyshire Dales District Council.

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.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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