



# For Sale by Private Treaty

## Land forming part of Higher Gorsty, The Wash, Chapel-en-le-Frith, Derbyshire, SK23 0QL

### SUMMARY

Whittaker and Biggs are delighted to offer for sale two lots of land, comprising of parcels of mowable grassland and areas of tree planting, situated in a peaceful location on the outside edge of the Peak District National Park and near to the settlements of Chinley & Chapel-en-le-Frith and having good links via the A6 to Stockport, Greater Manchester and Buxton.

**Lot 1** comprises of two grassland fields which benefit from a mains supply of water connected and areas of tree planting totalling 10.36 acres and connected by a Right of Way crossing a small grass paddock which is to be retained by the Sellers. One of the parcels contains areas of both established and young woodland, creating a haven for wildlife.

**Lot 2** consists of grassland and woodland and extends to approximately 3.98 acres. This lot borders the brook along its northern boundary, and which provides a natural source of water for grazing livestock or horses.

Both lots are considered to be of appeal to equestrian & agricultural parties, investors, those with amenity and environmental interests or alternative uses subject to obtaining such planning consents as required.

### DIRECTIONS

From the A6 roundabout (next to Aldi and Starbucks), take the third exit onto the A624. Take the second exit at the next roundabout to stay on A624. After approximately 0.5 of a mile, take a sharp right immediately after the railway bridge. After approximately 0.5 miles, the entranceway to Higher Gorsty Farm will be on the left. Lot 1 can be accessed from the driveway and Lot 2 can be accessed by carrying on the lane and the entrance gateway is on the left hand side. Both entrance gateways are indicated by an Agents 'For Sale' Board.

What3Words: ///panels.singles.compass (Entrance to Higher Gorsty)

### Guide Prices:

**Lot 1: £135,000 plus**

**Lot 2: £60,000 plus**

**As a Whole: £195,000 plus**



## VIEWINGS

The land can be viewed at any reasonable time without prior appointment with the selling agent. We request that you take a copy of these sales details with you when viewing the land.

Anyone inspecting the land does so entirely at their own risk and neither the selling agents nor the vendors accept any responsibility or liability for any injuries or consequential loss how so ever caused.

## SERVICES

Lot 1 has the benefit of a mains water supply. Lot 2 has the benefit of a natural water supply via the brook on the northern boundary.

## SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 6" described as freely draining, slightly acid, loamy soils suitable for a range of spring and autumn sown crops. The land is Grade 4 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – least productive).

## SITUATION

The land is situated off a quiet country lane, yet only 2.5 miles from the centre of Chapel-en-le-Frith, 7.7 miles from the market town of Buxton and 15 miles from the centre of Stockport. The land is situated just minutes from the A6 offering easy transport links and Chapel-en-le-Frith train station is just 3 miles away, offering easy links to Buxton, Stockport, Manchester and beyond.

## SELLING AGENTS

Peter Kirton-Darling MRICS FAAV

Shannon Fairey

Whittaker and Biggs, 47-49 Derby Street, Leek,  
Staffordshire, ST13 6HU

Tel: 01538 372006

Email: [peter@whittakerandbiggs.co.uk](mailto:peter@whittakerandbiggs.co.uk)

[Shannon.fairey@whittakerandbiggs.co.uk](mailto:Shannon.fairey@whittakerandbiggs.co.uk)

## TENURE & TITLE

The land forms part of Freehold title number DY406104 and vacant possession will be granted upon completion.

## ACCESS

**Lot 1** – The first parcel of land is accessed via a Right of Way to be granted to the Purchaser from the entrance of the driveway leading to Higher Gorsty along the route shaded brown on the plan. The second parcel of land in Lot 1 is accessed via a Right of Way to be granted to the Purchaser along the route shaded yellow on the plan.

**Lot 2** - Accessed via a roadside gateway off the council maintained lane.

## TOWN AND COUNTRY PLANNING ACT

The property notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

## SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## MONEY LAUNDERING LEGISLATION

Whittaker & Biggs must comply with Anti Money Laundering legislation. As part of the requirements, Whittaker & Biggs must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence upon request.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.



Whittaker & Biggs for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- 2) no person in the employment of Whittaker & Biggs has any authority to make or give any representation or warranty whatever in relation to this property

