



For Sale by Private Treaty

Disleybank Wood, Light Alders Lane, Disley, Stockport, Cheshire, SK12 2LW

SUMMARY

Whittaker & Biggs are delighted to offer for sale, part of the historic Disleybank Wood extending to approximately 8.04 acres (3.25 hectares) presenting a rare and exciting opportunity to acquire accessible mature native deciduous and coniferous woodland in a quiet peaceful location. The wood is home to an abundance of wildlife and is expected to be of strong interest to those with nature & environmental interests as well as investors and those considering alternative uses subject to obtaining any planning consents that may be required.

DIRECTIONS

From Disley Railway station, proceed west on the A6 for 0.8 mile of a mile. Shortly after passing the entrance to Lyme Park, turn right onto Light Alders Lane. Proceed for 0.14 of a mile towards Jacksons Edge Road and the entrance gateway to the wood is on the righthand side as identified by a Whittaker & Biggs 'For Sale' sign.

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.

Access to the land for viewing is to be taken via the public footpath which runs from the neighbouring field then along the northwestern edge of the land.

Guide Price: £65,000 plus

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Whittaker & Biggs
Est. 1930
Austons Group

01538 372006 | www.whittakerandbiggs.co.uk

SITUATION

The wood is situated 0.6 of a mile to the west of the centre of the popular village of Disley and on the eastern outskirts of the locality of High Lane. The town centre of Stockport is approximately 6 miles to the northwest via the A6 and from which there are good road links to the M60 and wider Greater Manchester Road network. To the southwest the A6 links to the towns of New Mills, Buxton and the Peak District National Park. Situated only 0.2 of a mile to the south is the entrance to the highly regarded Lyme Park Estate owned by The National Trust and a major tourist attraction in the area.

ACCESS

The wood has the benefit of road frontage and gated access off both Light Alders Lane on the western boundary and Jacksons Edge Road on the northern boundary.

SERVICES

There are no mains services connected to the land.

BOUNDARIES

The western, northern and eastern boundaries are defined by a combination of dry-stone walls and post and rail/wire fencing, and the southern boundary is undefined.

SELLING AGENTS

Peter Kirton-Darling & Shannon Fairey
Whittaker and Biggs
47-49 Derby Street
Leek
Staffordshire
ST13 6HU
Tel: 01538 372006
Email: peter@whittakerandbiggs.co.uk
shannon.fairey@whittakerandbiggs.co.uk

TENURE AND TITLE

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

TOWN AND COUNTRY PLANNING ACT

The property not withstanding 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.

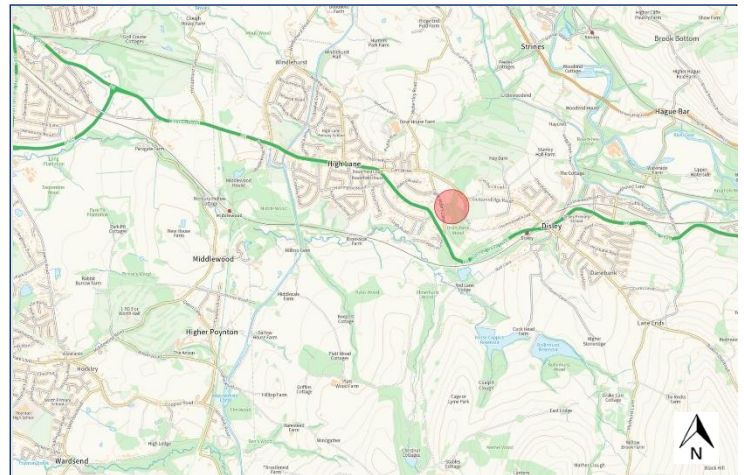
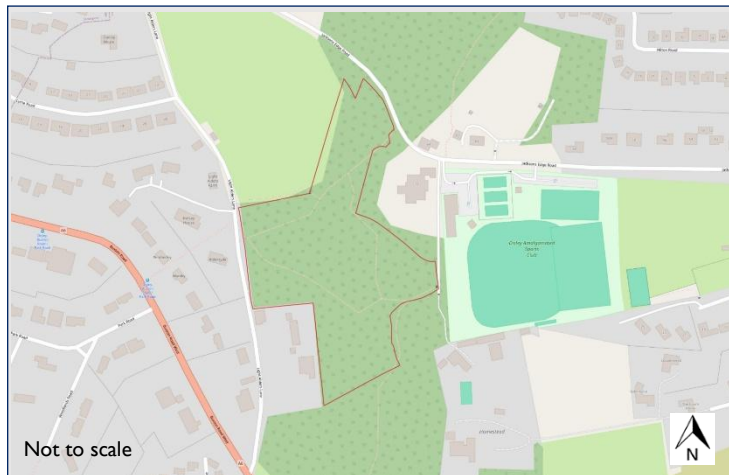
MONEY LAUNDERING LEGISLATION

Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons 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.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing rights including Rights of Way whether public or private, light, drainage, water and electricity supply, and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Two footpaths are shown on the Cheshire East Council Definitive Map, with one running through the northwestern corner from a neighbouring grassland field to Jacksons Edge Road and a second running from Jacksons Edge Road, along the driveway to Homestead Farm, entering the wood and then exiting on the southern boundary.



Rostons 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 Rostons has any authority to make or give any representation or warranty whatever in relation to this property



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