

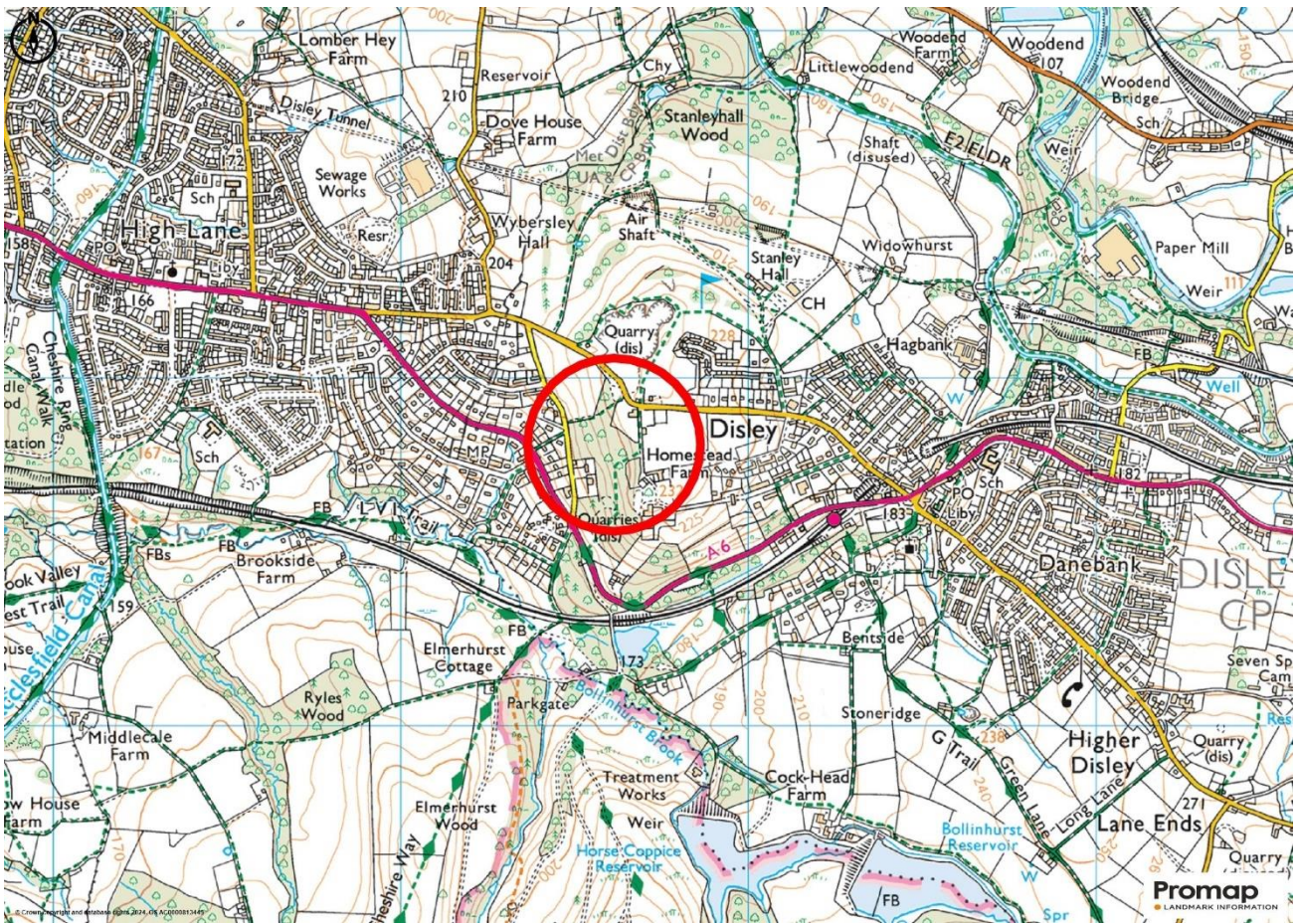


**Disleybank Wood,  
Light Alders Lane, Disley, Stockport, Cheshire, SK12 2LW**

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 on the edge of Disley Village and within only 6 miles of Stockport town centre. 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.

**In all about 8.04 Acres (3.25 hectares)**

**Guide Price: £90,000 plus**



## LOCATION

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.

## 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.



'what3words' – ///justifies.woven.airports

## VIEWINGS

The wood may be viewed during daylight hours on foot whilst in possession of a copy of these particulars and which will constitute authority to view.

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 howsoever caused.

## **DESCRIPTION**

### **8.04 ACRES (3.25 HECTARES)**

#### **(EDGED RED ON THE ATTACHED PLAN)**

The wood has road frontage and gated access off both Light Alders Lane on the western boundary and Jacksons Edge Road on the northern boundary and comprises of a broad mature mix of deciduous and coniferous tree species to include Oak, Beech, Sycamore, Larch and an understory of Holly and Rhododendron, together with open areas providing a mosaic of habitats for a wide range of species of mammals, birds and insects. Weaving through the wood are a number of animal tracks and to walk through the wood is a wonderful escape from the pressures of the modern world.

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. The wood slopes up gently in a west to east direction and to the north there is open farmland and to the south further woodland and historic stone quarries.

The importance of the trees and woodland environment has been recognised with the designation of a Tree Preservation Order that protects Disleybank Wood from inappropriate forestry practice. This does not preclude the process of normal woodland management but simply requires that all proposals are approved in advance by the local authority Tree Officer.

#### **WAYLEAVES, EASEMENTS AND RIGHTS OF WAY ETC.**

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.

#### **TENURE AND POSSESSION**

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

#### **SERVICES**

There are no mains services connected to the land.

#### **OVERAGE**

There is no Development Overage Clause on the sale of this land.

#### **LOCAL AUTHORITY**

Cheshire East Council,  
c/o Municipal Buildings,  
Earle Street,  
Crewe  
CW1 2BJ  
Tel: 0300 123 5500

#### **METHOD OF SALE**

The property is to be offered for sale by Private Treaty. The Sellers reserve the right to exclude any of the property shown or to generally amend the particulars.

## **ADDITIONAL INFORMATION CONTACT**

Peter Kirton-Darling MRICS FAAV or Shannon Fairey  
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## **PARTICULARS**

Particulars written August 2024  
Photographs taken August 2024

## **IMPORTANT NOTICE**

WHITTAKER & BIGGS for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of WHITTAKER & BIGGS has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by WHITTAKER & BIGGS or the Vendors or the Lessors of this property.
- (iii) the making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that he/she has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) the photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) where any reference is made to planning permissions or potential uses, such information is given by WHITTAKER & BIGGS in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) the Vendors reserve the right to amalgamate, withdraw or exclude any of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) the property is sold subject to reserve(s).
- (viii) WHITTAKER & BIGGS reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

