

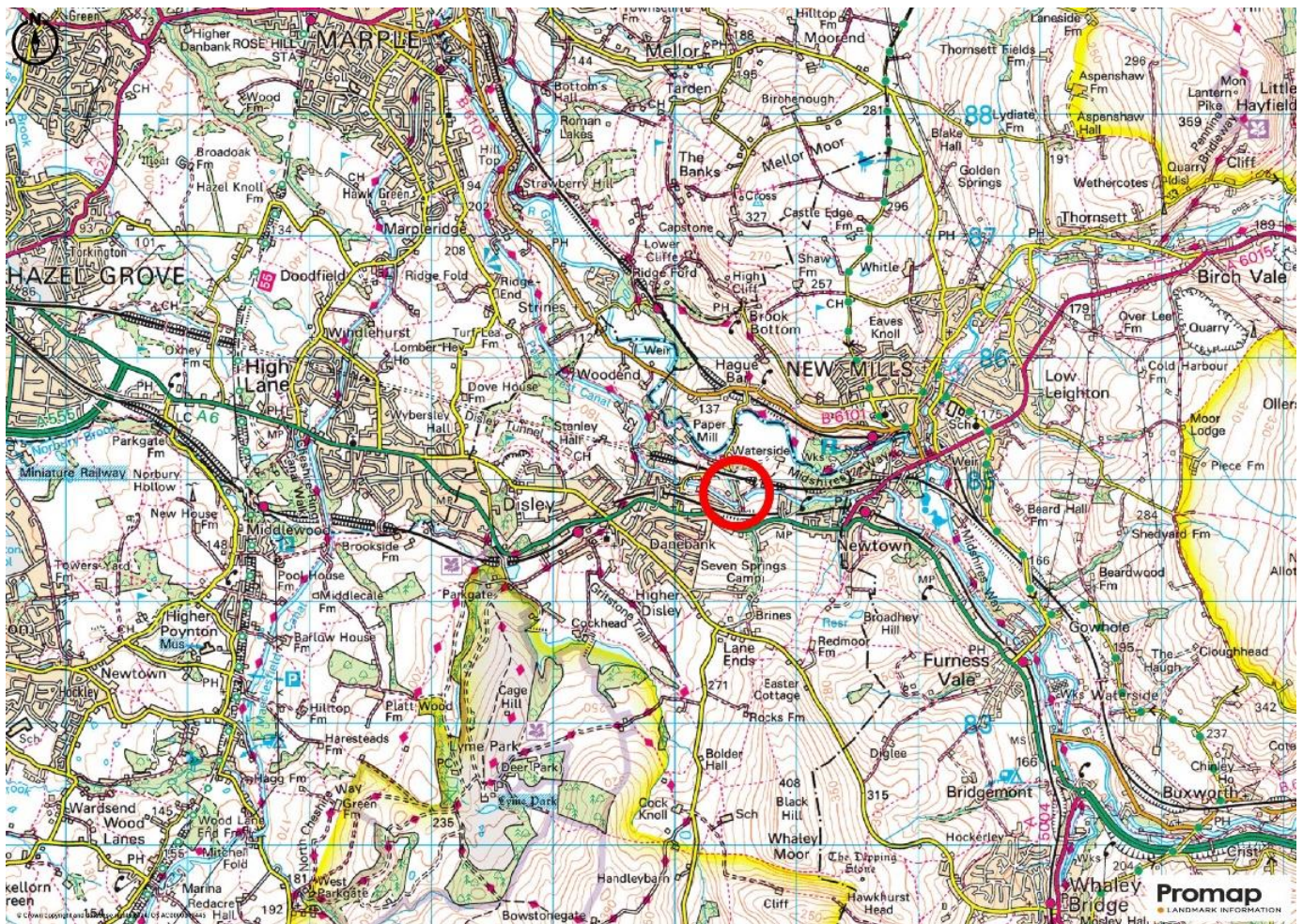


## **Land off Lower Greenshall Lane, Disley, Stockport, Cheshire, SK12 2HH**

A rare and exciting opportunity to purchase a grass paddock extending to approximately 3.92 acres. Situated off and having long frontage to a quiet single track country lane in a peaceful location and bordering the Peak Forest Canal, yet still within easy distance of the nearby villages of Disley & Newtown as well as Stockport, High Lane and New Mills. Expected to be of strong interest to local & neighbouring landowners, those with smallholding, equestrian and investment interests.

**In all approximately 3.92 Acres (1.59 hectares)**  
**For Sale by Private Treaty at a Guide Price: £40,000 plus**





## LOCATION

The land is situated off Lower Greenshall Lane, which links the A6 to Waterside Road and to the northeast of the sought after village of Disley, which is home to the National Trust owned Lyme Park as well as a railway station, a number of small independent shops, pubs, cafes and a popular location for many. The A6 provides good connection to Stockport, which is only 7.5 miles to the northwest and has a large number of amenities such as hospitals, schools and shops and the land is also within a reachable distance of Manchester, High Lane, New Mills and the Peak District National Park.

## DIRECTIONS

From the 'Rams Head' public house in Disley follow the A6 east signposted 'Buxton' for 0.8 of a mile and immediately after passing the Esso Garage and the 'East to West Bar & Grill' take the turning for Lower Greenshall Lane on the left-hand side. Continue on this lane for 100 metres, passing under the railway line and upon reaching the stone bridge which crosses the canal, the land is located on the other side of the bridge on the righthand side and the entrance gateway is as identified by a Whittaker & Biggs 'For Sale' sign.

The land can also be accessed from the north off Waterside Lane and which links to the B6101 New Mills to Marple road.

**What3Words:///spill.litigate.fingertip**

## VIEWINGS

Interested parties are welcome to inspect the land at their leisure during daylight hours, whilst in possession of a copy of these particulars which will constitute authority to view. Please ensure that all gates are left as found and latched or tied correctly.

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

The land is shown as edged red on the attached plan and extends in total to approximately 3.92 acres and borders the Peak Forest Canal on the southern boundary and a railway line on the northern boundary.

Accessed directly off Lower Greenshall Lane via two gated entry points on the western boundary, the land comprises of a regular shaped, gently sloping grassland paddock, currently used for grazing and capable of being mown for hay/silage. The boundaries are a mix of hedges & post and rail fences which have all being well maintained.

## SERVICES

The land is not connected to any mains services and prospective purchasers are to make their own enquiries concerning the availability of mains supplies.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY ETC.

The property 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.

## AGRICUTURAL CLASSIFICATION & SOIL TYPE

The land is classified as grade 4 according to the DEFRA Agricultural Classification map.

According to the Landis Soilscales map, the soil is described as slowly permeable, seasonally wet acid loamy and clayey soils (Soilscale 17).

## TENURE AND POSSESSION

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

## BASIC PAYMENT SCHEME

No delinking monies relating to the Basic Payment Scheme are included with the sale of the land.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## MONEY LAUNDERING REGULATIONS

Prospective Purchasers will be required to provide photographic identification and a utility bill proving residency to enable us to comply with the Anti-Money Laundering Regulations prior to the acceptance of any offer made for the property.

## LOCAL AUTHORITY

Cheshire East Council

## ADDITIONAL INFORMATION CONTACT

Peter Kirton-Darling MRICS FAAV or Shannon Fairey

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## PARTICULARS

Particulars written November 2024

Photographs taken October 2024

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non-standard lenses.







