



West Hills, Macclesfield Old Road

Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

West Hills

Macclesfield Old Road
Buxton, Derbyshire, SK17 6TT

FOR SALE BY AUCTION

MONDAY 25th MARCH 2024

AT THE

AGRICULTURE BUSINESS CENTRE,

BAKEWELL, DE45 1AH

COMMENCING 3PM

This superbly located detached property, which is being sold with a range of buildings and approximately 6.25 acres of land, is delightfully located in a sought after area on the edge of town thus enjoying all the benefits of country living yet the convenience of being within easy travelling distance of town centre amenities..

The property itself offers very spacious accommodation and is currently utilized as two separate units with an inter-connecting door. As such, it could be of special interest to those requiring this type of accommodation or alternatively to potential purchasers who may wish to form one very substantial dwelling.

Externally there are a range of buildings which have potential for varying uses and land with the whole extending to approximately 6.25 acres.

Auction Guide: £600,000 +



6



4



2



E



6.25ac



Buxton Office - 01298 27524



buxtonhomes@buryandhilton.co.uk

**BURY &
HILTON**
EST. 1984





Annex

Entrance Hall

Front entrance door leading to:

Bedroom

Two windows. Radiator.

Living Room

Window. Radiator x 2. Multi fuel stove with surround. Stairs off leading to first floor.

Kitchen 12'8 x 5'11 (3.86m x 1.80m)

Recently fitted with a matching range of wall and base units with drawers and worksurface over incorporating a stainless steel sink with drainer. Gas hob with electric oven and extractor hood over. Space and plumbing for washer. Tiled splashbacks. Radiator. Window. Combi boiler.

First Floor:-

Bedroom

Window. Radiator. Built in storage cupboard. Door leading to En- Suite.

En-suite

Fitted with a wash hand basin, Wc and shower cubicle with sliding shower door. Overhead shower with hand held shower also. Towel rail. Tiled walls. Window.

Main Residence

Inner Hallway

Stairs to first floor. Rear Upvc door leading to rear of property.

Reception Room

Window

Reception Room

Window.

Bedroom

2x windows. 2x radiators.

Bedroom

2x windows. 3x radiators.

Separate WC

WC

Bathroom

Fitted with a wash hand basin, WC and bath. Partially tiled walls.

Store Room

Utility Room

Plumbing for washing machine. Window. Radiator. Central heating boiler.

Kitchen

Fitted with a range of base units with worksurface over incorporating sink with drainer. Space for cooker. Original built in storage cupboards. 3x window. Radiator.



Lounge

Gas fire. 2x window. 2x radiator.

First floor landing

Window. Doors to:-

Bedroom

Window. Radiator.

Bedroom

Window. Radiator.

Attic Space

Partially boarded attic space with potential to create further living accommodation subject to relevant permissions.

Outside

A private driveway leads to the front of the property with ample off road parking for several vehicles. To the rear of the property there is a paved seating area with lawned gardens with flowers, trees and mature shrubs.

Lean-To Garage

To the left hand side at the front of the property. With double opening doors. With power and lighting.

Range of Buildings

Consisting of:-

SUBSTANTIAL STONE BUILT BARN

FORMER CATTERY/

KENNELS AND OTHER BUILDINGS

Land

Adjoining paddock, with the whole site extending to approximately 6.25 acres or thereabouts..

Services

The property benefits from all mains services.

Fixtures & Fittings

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

The property is to be sold as seen and the purchaser will be responsible for the contents.

Local Planning Authority

High Peak Borough Council. Council Tax band G.

Solicitors

Brooke-Taylor, 4 The Quadrant, Buxton, SK17 6AW Tel: 01298 22741

Method of Sale

The property is for sale by method of Public Auction on the 25th March 2024 at 3pm at The Agricultural Business Centre, Bakewell, DE45 1AH

Money Laundering Regulations 2017

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

Deposit & Completion

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

Conditions of Sale

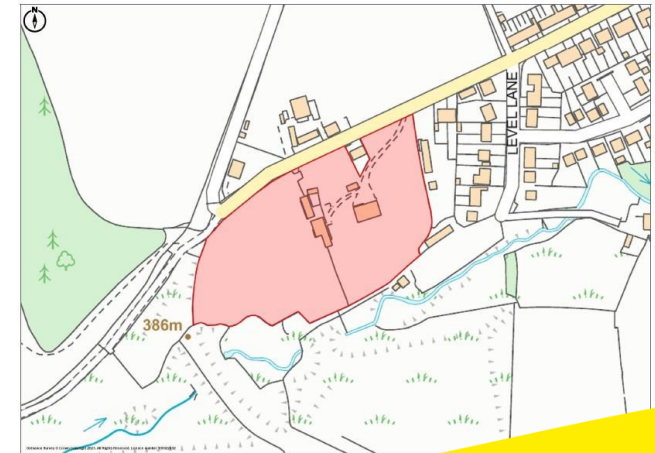
The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Agent's Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale.







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17 High Street, Buxton, Derbyshire, SK17 6ET

T : 01298 27524

E : buxtonhomes@buryandhilton.co.uk

www.buryandhilton.co.uk

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Offices in:

- Ashbourne 01335 342201
- Bakewell 01629 812777
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