

Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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FOR SALE BY PRIVATE TREATY



**15.85 Acres or Thereabouts of Amenity Land
Land South East of Dryhills, Off Gypsy Lane,
Baslow Road, Bakewell, Derbyshire, DE45 1AF
OFFERS IN THE REGION OF £160,000**

Situation

The land is situated on the outskirts of the market town of Bakewell, close to Bakewell Golf Club with good road access which is shown on the attached plan.

The land has an elevated location with outstanding views over the surrounding countryside.

What3Words Location Code: ///divided.inefficient.butlers

Description – 15.85 Acres or Thereabouts

This comprises a parcel of sound permanent grassland with some open bushes and woodland being undulating in nature. The areas of grass provide good grazing facilities as will be seen from inspection.

There are two access gates into the block of land, one being off a road that runs along the eastern boundary from Baslow Road, and one off Gypsy Lane, along the northern boundary. There is also believed to be a right of way through adjacent land and the approximate route is shown in blue on the attached plan. This is believed to include the right to lay services also but interested parties should see the legal pack prepared by the solicitors for full details.

In addition to any agricultural or equestrian buyers, the land maybe of particular interest to those with amenity or conservation interests, due to the location and nature of the land.

The land may also have long term potential and interested parties should make their own enquiries.

Services

The land has a natural water source for livestock drinking but it is believed not to have a mains water connection and interested parties should make their own enquiries.

Overage Clause

Please note the land is sold subject to an overage clause of 30% over a 30 year period in respect of any increase in value due to planning for future development for non-agricultural purposes. Full details will be made available in the legal pack.

Tenure and Possession

The land is held freehold and vacant possession will be given upon completion.

Local Authority

The local authority is Peak District National Park Authority to whom interested parties should make their enquiries of planning or other relevant matters.

Viewings

At any reasonable time with a set of these particulars.

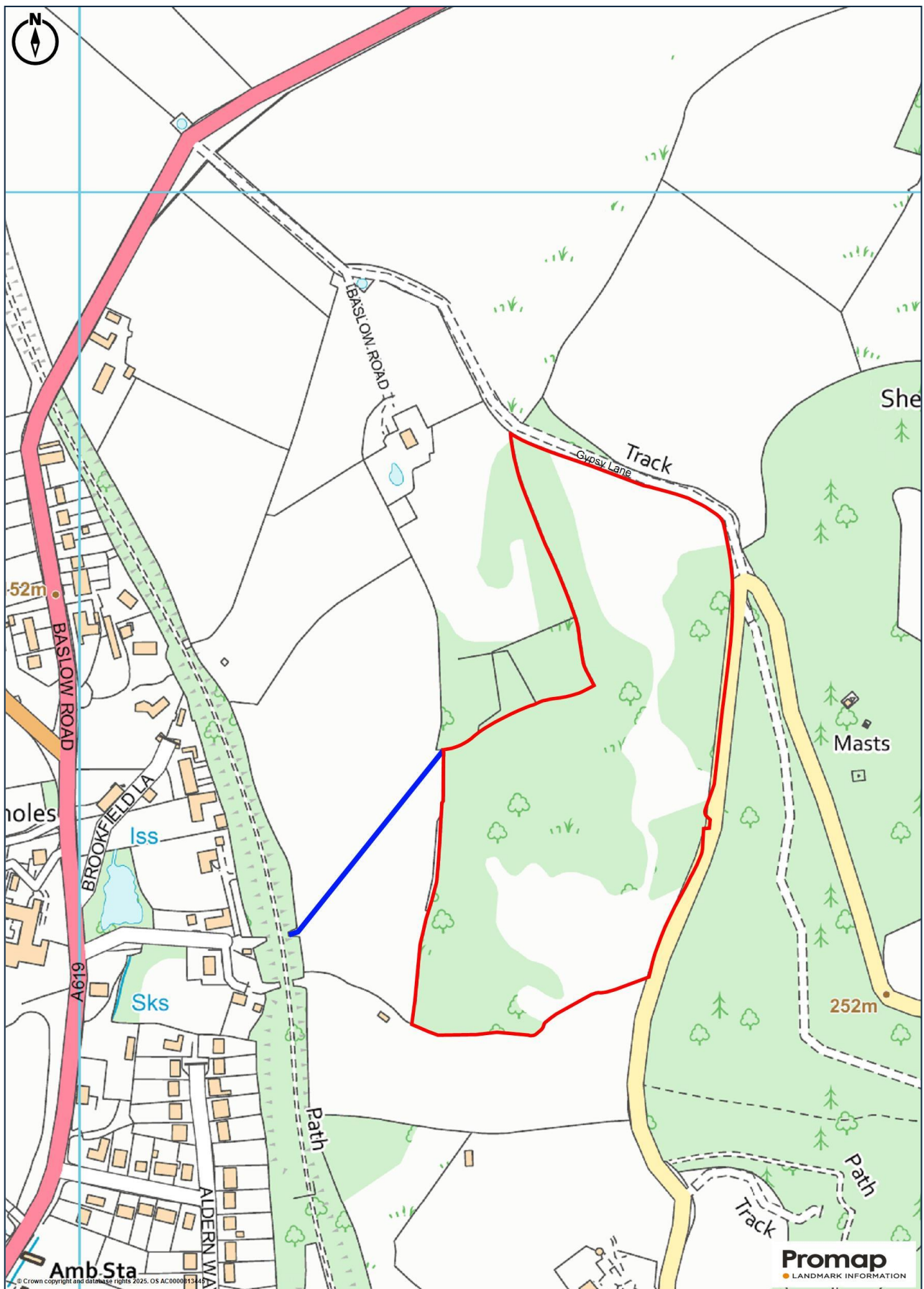
Land Registry

Full details of the land registry title will be included in the legal pack but the block of land is held under title number DY554929.

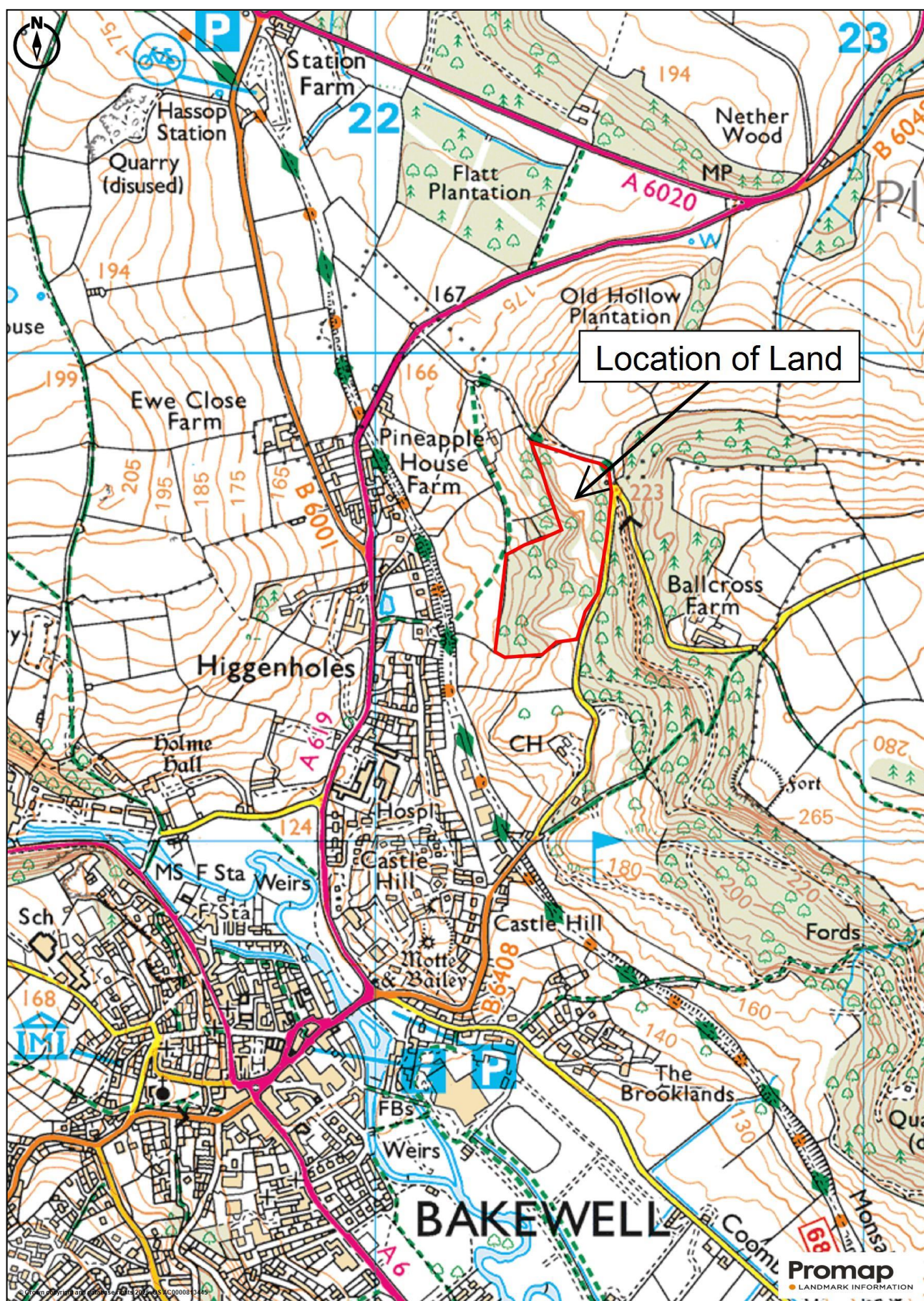
Wayleaves & Easements

The land is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Plan of the Land



Location Plan



Mapping

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Thinking of Moving

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward.

Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

All statements do not constitute any part of, an offer of a contract;

All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;

Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;

The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.