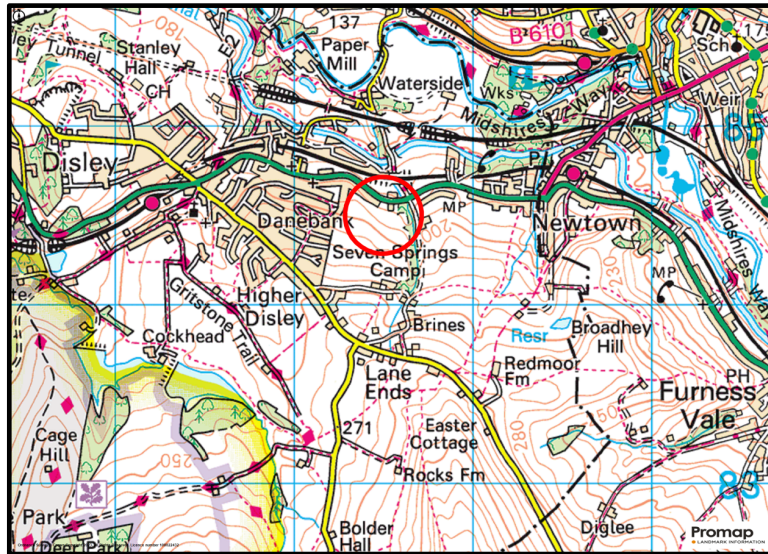


**TWO PLOTS OF LAND AT
THE SEVEN SPRINGS ACTIVITY CENTRE
CORKS LANE
DISLEY
SK12 2AZ**

FOR SALE

**ON BEHALF OF THE SEVEN SPRINGS CHARITY
SURPLUS OPEN LAND**



**PLOT 1 – TO THE NORTH AND FRONTING THE A6 – 13 ACRES
PLOT 2 – TO THE SOUTH AND ACCESSED FROM CORKS LANE – 5.66 ACRES**

- TWO PARCELS AVAILABLE INDIVIDUALLY OR TOGETHER
- PLOT 1 HAS FRONTAGE TO THE A6, BUXTON ROAD
- BOTH SUITABLE FOR AGRICULTURE, SPORT/ LEISURE OR SIMILAR
- MANCHESTER CITY CENTRE 15 MILES
- STOCKPORT 8 MILES
- WHALEY BRIDGE 3 MILES



LOCATION

The two parcels of land are situated at on the north side of the A6 trunk road on the southern edge of Disley.

The land is currently part of our client's ownership of the Seven Springs Activity Centre used by guide groups across the region. It is accessed off Corks Lane which branches off Buxton Old Road towards the top of the hill.

Plot 1 fronts the A6 opposite the East to West Bar & Restaurant and between Greenshall Lane and 150 Buxton Road.

DESCRIPTION

Plot 1 comprises consecutive fields on the north side of the A6 but separated from it by a buffer of wooded land adjacent to it.

It is approximately rectangular in shape. An electricity line passes over it. There is also a small mineshaft in one corner. Documentation can be provided regarding these.

Plot 2 is accessed by way of a gate adjacent to a residential property and at the end of Corks Lane and on its south side.

The land is irregularly shaped and rises gently towards Ward Lane and which itself runs off Buxton Old Road.

It is made up of a large open field to the west and a second area of rough heathland to the east.

PLANNING

The two plots appear to lie within the Cheshire East Unitary Authority area.

Purchasers should ensure they understand how the relevant policies of the Cheshire East Local Plan affect their proposed use of the land.

VIEWING AND FURTHER INFORMATION

The two sites are private land and should only be inspected through the agents.

Plot 1 is available at a quoting price of £150,000

Plot 2 is available at a quoting price of £75,000

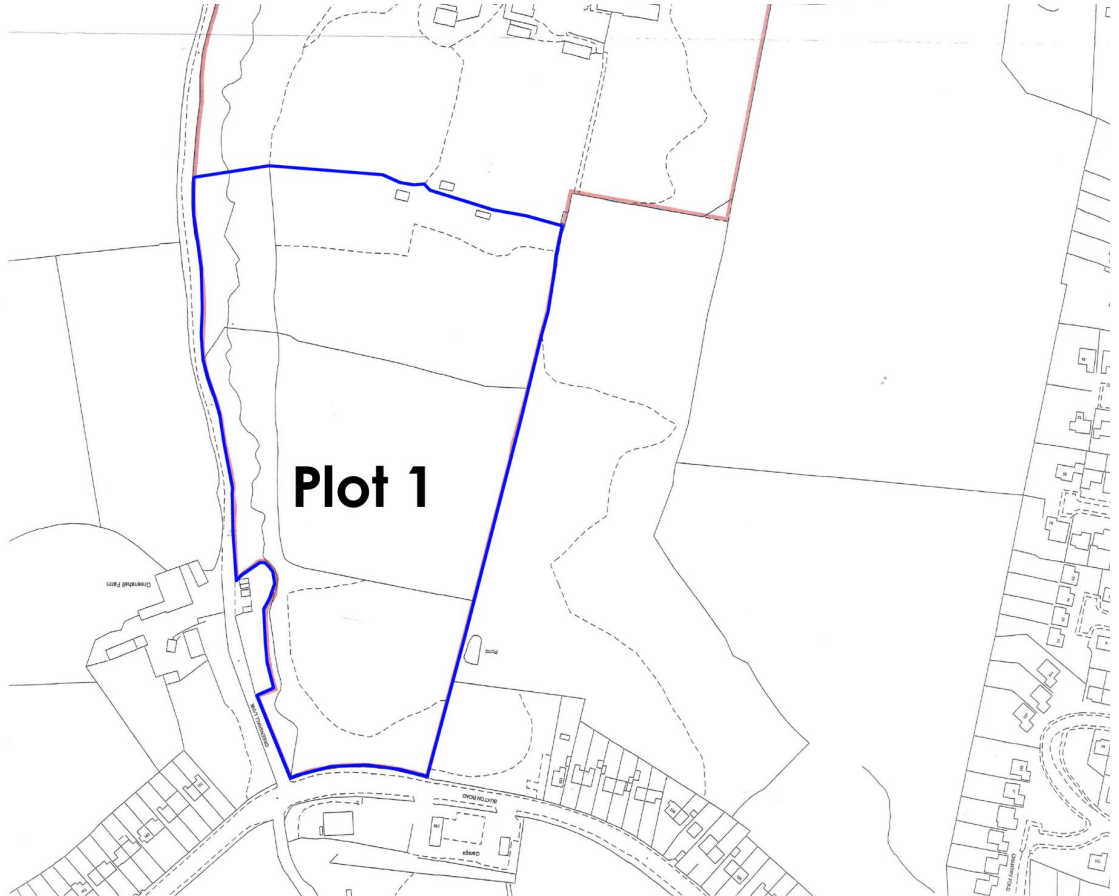
Call - Tapp Chartered Surveyors on 0161 989 4400

SUBJECT TO CONTRACT

Details prepared October 2023



PLOT 1



Images are for illustration purposes only and are not contractual.

The plot is edged blue. Our client's larger ownership including land which they will retain is edged red.



IMPORTANT NOTICE (Misrepresentation Act 1967)

Tapp Chartered Surveyors and any other selling or letting agents of the property for themselves, the vendors or the landlords of the property described herein, give notice that:-

1. Prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order. Also, prospective purchasers or tenants should make all necessary enquiries with Tapp Chartered Surveyors or other agents of the vendor / landlord and with all relevant professional advisors and all other appropriate authorities and other relevant bodies.
2. Prospective purchasers or tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
3. In making an offer, prospective purchasers or tenants will be deemed to have made all necessary searches and enquiries.
4. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or tenants to identify the property. The plans are photographically reproduced and therefore not to scale except where expressly stated. The plans or photographs or drawings are not intended to depict the exact interest to be disposed of.
5. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers or tenants are strongly advised to arrange for full structural and if appropriate an environmental survey of the property by a professionally qualified person.
6. Any photograph or drawings of the relevant property or part thereof or the neighbouring area may not depict the property or the neighbouring area at the date a prospective purchaser or tenant inspects the brochure. Prospective purchasers or tenants are strongly advised to inspect the property and neighbouring area.
7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor or landlord are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor or the landlord and a purchaser or tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.