



For Sale by Private Treaty

Land off Peaslows Lane, Chapel-en-le-Frith, High Peak, SK23 0QX

SUMMARY

A parcel of grassland totalling 13.66 acres (5.53 hectares) currently used for agricultural purposes and has been reseeded in recent years and is suited to mowing and grazing. The land has three access points off Peaslows Lane along the northern roadside boundary and is situated midway between the villages of Sparrowpit and Bagshaw. It occupies an elevated position with far reaching views across Chapel-en-le-Frith and the Derbyshire Hills and has good access to the surrounding villages and settlements and only 1 mile from the junction with the A6 at Blackbrook and 1.5 miles to the east of Chapel-en-le-Frith and 6.5 miles to the north of Buxton.

DIRECTIONS

From the centre of Chapel-en-le-Frith head east on Market Street and turn left onto Sheffield Road (signposted for Edale and Buxton). Continue along the road under the A6 and then immediately turn right onto Blackbrook Lane (signposted for Blackbrook and Buxton). Proceed around the bend and continue up the hill onto Peaslows Lane heading towards Sparrowpit, passing Laneside Farm and the junction with the road that leads to the village of Bagshaw, the land will be found on the right-hand side of the lane identified by Whittaker and Biggs 'For Sale: Board.

What3Words: ///unlisted.shrimp.salt

VIEWINGS

The land can be viewed at any reasonable time without prior appointment with the selling agent. We request that you take a copy of these sales details with you when viewing the land.

Guide Price: Offers in excess of £190,000

TENURE & TITLE

Freehold with vacant possession upon completion

OVERAGE

There will be no Overage Provision applicable with the sale of this land

SERVICES

No mains services are connected

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 6." described as freely draining, slightly acid, loamy soils. The land is Grade 4 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – least productive).

FENCING

The purchaser will be responsible for maintaining the boundaries.

ACCESS

Via the three gateways on Peaslows Lane

SELLING AGENTS

Peter Kirton-Darling/Shannon Fairey

Whittaker and Biggs

47-49 Derby Street

Leek

Staffordshire

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Email: rural@whittakerandbiggs.co.uk

TOWN AND COUNTRY PLANNING ACT

The property not withstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

MONEY LAUNDERING LEGISLATION

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.



Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- 2) no person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property



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