

FOR SALE BY PRIVATE TREATY

69.70 Acres

**At Flash Bottom, New Road,
Flash, Buxton, Derbyshire, SK17 0SR**



- **A substantial block of land, with significant interest to farmers, investors and those with environmental or conservation interests.**
- **The land is accessed via a right of way, as shown on the attached plan.**

Offers in the Region of £250,000

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

1. All statements do not constitute any part of, an offer of a contract;
2. 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;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. 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.

DIRECTIONS

From our Leek office take the A53 towards Buxton for approximately 5.5 miles. Turn left onto Hazel Barrow Lane and continue onto Newstone Bridge for approximately 1 mile. Then turn right onto an unnamed road, continue until reaching the junction. At the junction turn right onto New Road and the land will be situated on the right hand side.

WHAT3WORDS LOCATION CODE:

///banquets.lush.promotion

DESCRIPTION

The land comprises a block of agricultural land, extending to 69.70 acres or thereabouts. The land will be of interest to local farmers as it is suitable for livestock grazing, or investors and also of interest to those with conservation or environmental interests, with potential for high returns from environmental schemes.

We understand that most of the land forms part of the Leech Moors SSSI and is also classified as 'access land'.

SCHEDULE

The Land is further described in the schedule below:

<u>OS No.</u>	<u>Description</u>	<u>Size (Ha)</u>
8606	Grassland	0.5
8302	Grassland	0.71
1395	Grassland	0.24
3309	Grassland	3.92
1085	Grassland	0.74
4496	Grassland	0.90
4092	Grassland	0.50
5388	Grassland	0.46
4887	Grassland	0.26
5067	Grassland	11.15
8897	Grassland	0.08
3082	Grassland	4.19
1197	Grassland	0.03
9499	Grassland	1.52
0399	Grassland	1.31
2191	Grassland	0.53
1791	Grassland	0.70
2691	Grassland	<u>0.47</u>
		28.21 Hectares
		Or 69.70 Acres
		Or thereabouts

ACCESS:

The land is accessed via a right of way, approximately between points A and B on the attached plan. Perspective purchasers should rely on their own enquiries with this regard.

AGENTS' NOTES:

We understand that the property known as Flashbrook Farm has a right to take natural water from the land.

SERVICES

There is no mains water connected to the land, but natural water is on site and can be verified on inspection.

MAPPING

The plans provided in these particulars are indicative and for identification purposes only.

VIEWING

At any reasonable time with a set of these particulars.



FOR IDENTIFICATION ONLY – NOT TO SCALE

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract. Reproduced from the Ordnance Survey Map by Permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

