

Draft Details Only – these details may be subject to alteration

FOR SALE BY
PRIVATE TREATY

(Unless sold by Private Treaty)

5.98 Acres of Land or Thereabouts

At

Sitch Lane, Birch Vale, High Peak, SK22 1DN

- **Small Block of Amenity Land**
- **Of interest to farmers, investors and those with conservation or environmental interests**
- **Elevated position offering excellent views across the High Peak Countryside**



Offers in the Region of £50,000

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 12.5 miles until reaching Buxton. Continue through Buxton and onto the A6 towards Dove Holes. At the roundabout continue straight staying on the A6. At the roundabout take the first exit onto the A624, at the second roundabout take the third exit to continue onto the A624. After approximately 1 mile turn right into Hayfield Road, continuing onto Chapel Road. Turn right onto Church Street, then continue left onto Market Street, after turn left onto Swallow House Lane. Continue onto Sitch Lane and the land will be situated on the left-hand side, sign posted by the Agents 'For Sale' sign.

A plan is included showing the location of the land in these particulars.

SITUATION

The land is situated in Birch Vale in the heart of the Peak District National Park, being approximately 11 miles from Stockport, 11 miles from Buxton and 24 miles from Leek.

WHAT3WORDS

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DESCRIPTION

A small block of amenity land, extending to 5.98 acres or thereabouts and is steep in nature.

The land does not currently benefit from a vehicle access from the highway and those who require this should rely on their own inspection and enquiries to ascertain the opportunity for this.

The land will be of interest to local farmers, or those further afield looking for small block of grazing ground. As well as those with conservation and environmental pursuits. The land is in an elevated position with excellent views across the High Peak Countryside.

Please note that the land is subject to a public footpath.

The land can be further described in the following schedule: -

<u>Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
2025	Grassland/Woodland	0.50
3135	Grassland/Woodland	1.92

**2.42 Hectares
Or 5.98 Acres
Or Thereabouts**

SERVICES

We understand there is no water connected to the land.

PLANNING AUTHORITY

The local authorities are Derbyshire County Council, High Peak Borough Council and the Peak District National Park.

TENURE AND POSSESSION

We understand vacant possession will be obtained on completion of sale.

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.

WAYLEAVES AND EASEMENTS

The property 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.

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 interested party is advised to obtain verification from their Solicitor or Surveyor.

VIEWING

At any reasonable time with a set of these particulars.

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.

FOR IDENTIFICATION ONLY – NOT TO SCALE

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