



For Sale by Private Treaty

Land off Friden Road, Middleton by Youlgreave, Bakewell, Derbyshire, DE45 1LX

SUMMARY

An opportunity to purchase a parcel of amenity land situated within the Peak District National Park and near to Middleton, Youlgreave, Hartington & Bakewell. The land extends to 1.42 acres (0.48 hectares) with gated access off Friden Road and bordered by dry stone walls. Situated on the land is a former stone quarry and lead mine, now a haven for local flora and fauna and interspersed with self-seeded deciduous trees. In the northern corner there is a hill at the centre of which is an old mine shaft. From the land looking out, there are panoramic vistas of Derbyshire countryside views framed by the woodland openings. The sale of this land is expected to appeal to a broad range of purchasers including those seeking a parcel of amenity land for their enjoyment and a retreat from the hustle and bustle of everyday modern life. Additionally, those with wildlife interests and investors seeking a plot of land left untouched for decades.

DIRECTIONS

Travelling from Buxton, proceed out of Buxton on the A515 Ashbourne Road and upon reaching the settlement of Newhaven, bear left on to the A5012 and then turn immediately left onto Friden Road, follow this road for approximately 2 miles and the land will be seen on the left hand side with the entrance gateway is as identified by a Whittaker and Biggs 'for sale' board.

What 3 Words - ///mindset.earl.untrained

VIEWINGS

Interested parties wishing to view should contact the selling agents in advance of viewing. The sellers have advised us that there is an open mineral ditch which was left open by the previous owner and dug out around the inner circumference of the walled boundaries and there is also an open-topped lead mine which is surrounded by a metal fence and the site also has a number of trip hazards due to brambles and uneven ground surface. Caution is to be applied throughout any pre-requested inspection and is to be for adults only with no accompanying children. Neither the sellers nor the sellers' agents accept any liability for any resulting loss, damage or injury sustained.

Guide Price: Offers in excess of £25,000

TENURE & TITLE

The land is sold as freehold with vacant possession.

The land is registered with H M Land Registry under Title Number DY175973.

OVERAGE

The land is not sold subject to an overage provision.

SERVICES

There are no services connected to the land.

SOIL TYPE & LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 7" described as freely draining, slightly acid but base rich 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 the boundaries of the land.

ACCESS

The land is accessible from Friden Road by a single gateway.

SELLING AGENTS

Peter Kirton-Darling/Shannon Fairey

Whittaker and Biggs

47-49 Derby Street

Leek

Staffordshire

ST13 6HU

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Email: rural@whittakerandbiggs.co.uk

TOWN AND COUNTRY PLANNING ACT

The property notwithstanding 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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