



Land at Ridgetop Lane

Hayfield



Land at Ridgetop Lane

Hayfield

SK22 2JQ



21.5 ac or thereabouts

Divided into 5 separate lots

Available as a whole or in lots.



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Description:

We are pleased to offer approximately 21.5 acres pastureland conveniently located on the edge of the village of Hayfield and divided into 5 separate lots.

Lot One: 0.6 Acres Guide Price: £25,000 subject to overage in the event of development and access to Lot 2

Lot Two: 5.8 Acres Guide Price: £40,000

Lot Three: 6.3 Acres Guide Price £35,000

Lot Four: 3.5 Acres Combined Guide Price for Lots 4 & 5 £45,000

Lot Five: 5.3 Acres

For Sale by Informal Tender closing date Friday 30th May at 12 Noon

Location:

Located on the edge of the village of Hayfield



Directions:

From Hayfield take the New Mills road and then the second left hand turning on to Ridge Top Lane. Proceed up Ridge Top Lane which is a dead end and the land will be seen on the left hand side.

Services:

No services are connected.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Mineral, Sporting and Timber Rights:

It is believed that mineral, sporting and timber rights are all in hand.

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. We are aware that there is a public footpath running along part of the land

Overage Clause:

The sale of Lot 1 is subject to an overage clause of 25% uplift for 25 years for non-agricultural or non-equestrian development.

Areas

Please note all areas are based on computer Pro Map Plans.

Method of Sale:

The land is offered by Informal Tender .

All offers to be submitted to Bagshaws LLP, Vine House, Church Street, Ashbourne, DE6 1AE by 12 noon on Friday 30th May at 12 Noon.

It should be noted that the vendor is not bound to accept the highest or indeed any tender. Any accepted offer is at the sellers absolute discretion .

Please indicate on your offer submission either the proof of funds or a statement as to how you intend the fund the purchaser.

Vendor's Solicitors:

Bishop & Co, Market Street, New Mills

Local Authority:

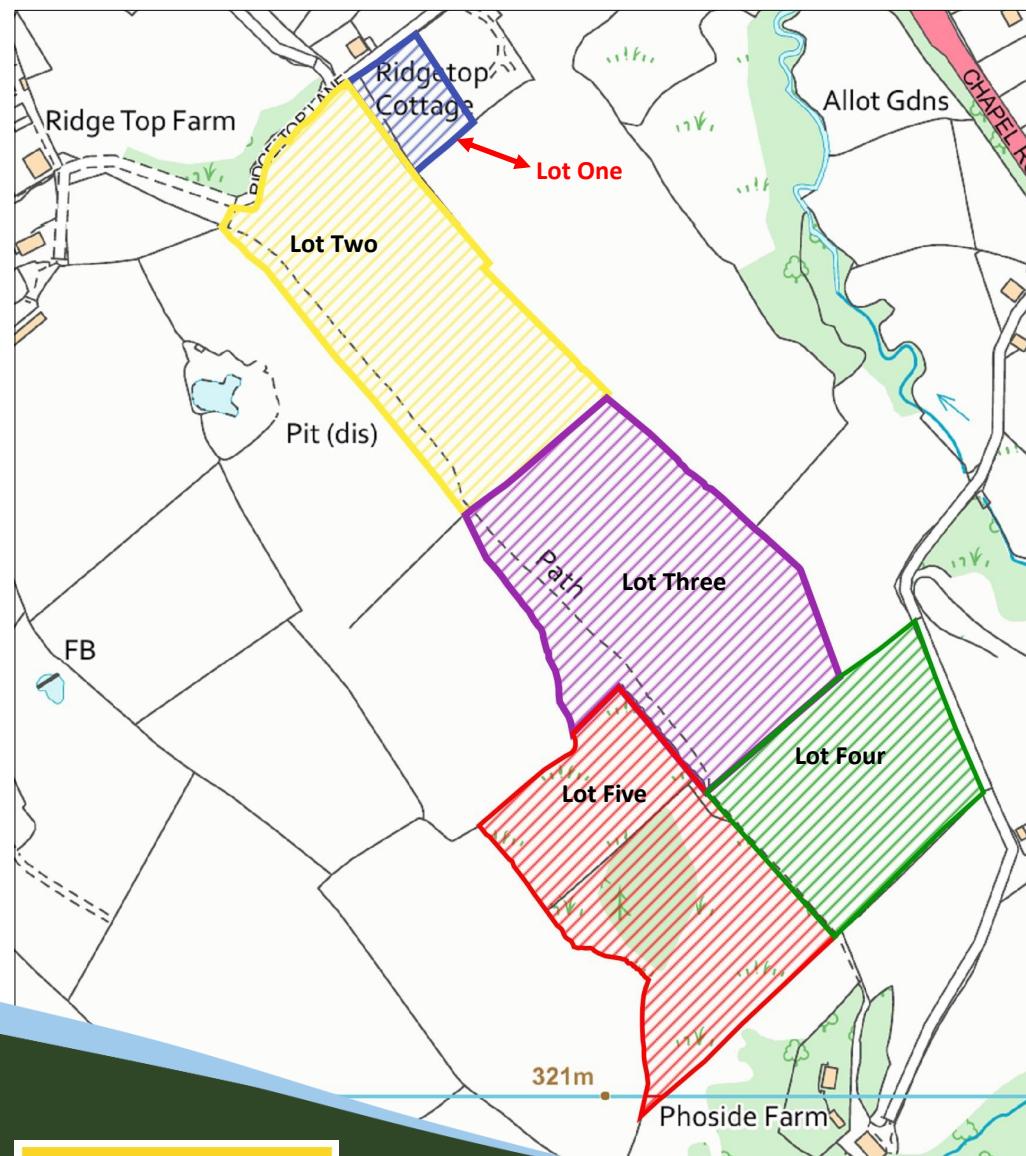
High Peak Borough Council

T: 0345 129 7777

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





Vine House, Church Street, Ashbourne, Derbyshire, DE6 1AE

T: 01335 342201

E: ashbourne@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton



Offices in:

Ashbourne

01335 342201

Bakewell

01629 812777

Buxton

01298 27524

Leek

01538 383344

