



# 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:**

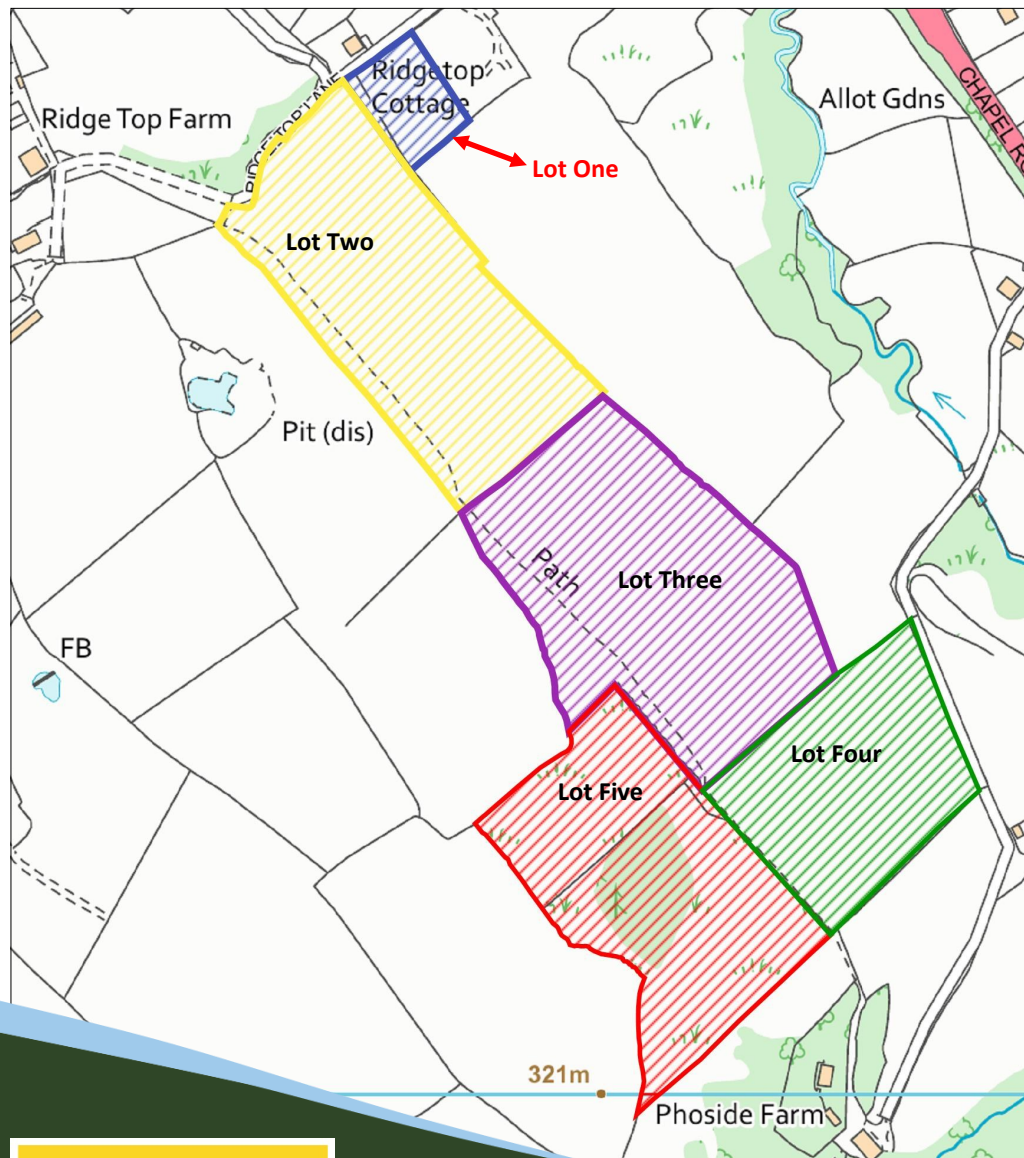
High Peak Borough Council

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.





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In partnership with Bury and Hilton

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