



Land and Buildings off Coombs Road Bakewell



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Bakewell

Derbyshire

DE45 1AR



16.27ac

An exciting opportunity to purchase a block of land extending to approximately 16.27 acres (6.58 ha) together with a collection of traditional and modern barns, situated in a highly-sought after location within the town of Bakewell, boasting good roadside access.

For sale by Private Treaty.

Guide Price: £300,000 - £400,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The property is set on the edge of the picturesque and sought-after rural market town of Bakewell (0.7 miles), in the heart of the Peak District National Park, within walking distance of an array of amenities including high street shops, a post office, public houses, primary and secondary schools, restaurants, and medical centres. Further nearby towns include; Matlock to the southeast (9.0 miles), Buxton to the west (13.1 miles), Chapel-en-le-Frith to the northwest (15.5 miles), and Chesterfield to the east (13.2 miles). The local area boasts a wealth of walking routes, nature trails and scenic viewpoints, ideal for those who enjoy outdoor pursuits.



Description:

The sale offers a great opportunity for a purchaser to acquire an attractive block of land, extending to approximately 16.27 acres, on the edge of the town of Bakewell. The land boasts a collection of both traditional and more modern barns, and the property will appeal to those with smallholder, equestrian, and/or development interests (subject to the necessary planning consents). The buildings briefly comprise of a single-storey stone-built barn under a slate roof (52.94 m²) and a tin-sheeted and metal clad building (40.23m²), and present great opportunity.

The property benefits from two gated roadside access points off Coombs Road, accessible for all vehicles, and borders the Monsal Trail to the northern boundary.

Directions:

From Bakewell town centre, head north west on Bath Street out of town, passing over the bridge. As the road splits, bare right onto Station Street and then immediately right onto Coombs Road. Follow Coombs Road for approx. 0.5 miles, the property can be found on the left hand side, indicated by our 'For Sale' board. What3words:///evolution.oaks.firebird

Services:

We understand the property is connected to mains water and electricity.

Tenure and Possession:

The land is sold freehold, with vacant possession upon completion.

Timber, Sporting and Mineral Rights

The rights are included in the sale as far as they exist.

Viewing:

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

Method of Sale:

The property is offered for sale by Private Treaty.

Vendor's Solicitors:

Taylor Bracewell Solicitors, 17-23 Thorne Road, Doncaster DN1 2RP

Local Authority:

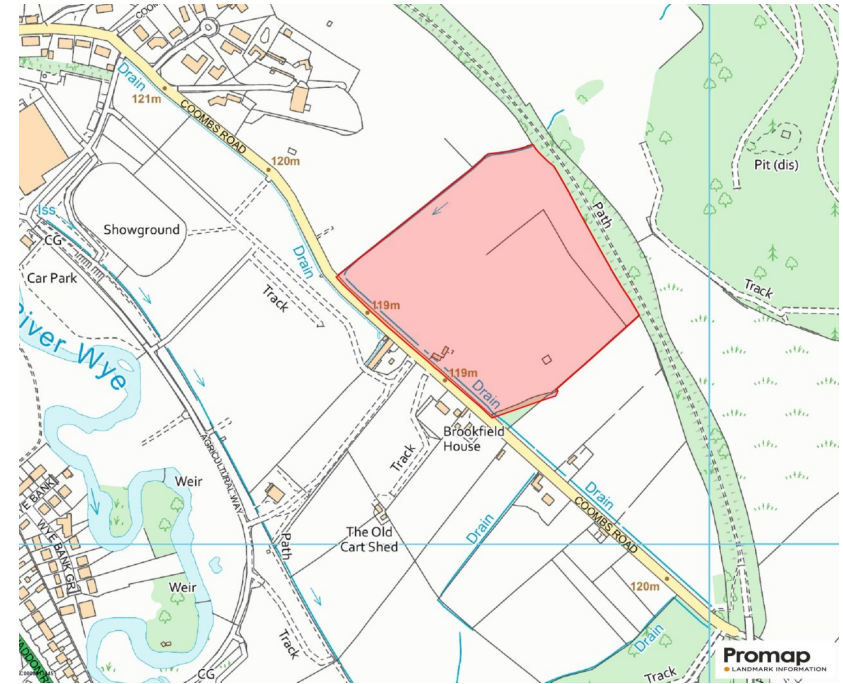
North East Derbyshire District Council, 2013 Mill Lane, Chesterfield S42 6NG

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.

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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