



180.4m

ope Cottage

Slaneys Row
Rose Cottage

Crimbles Lane
Old Sch

Chapel Cotts
SIDE

Rock Cottage

Ivy Cottage

Greystones
Cottage

Land at Slaneys Row Youlgrave

Land at Slaneys Row, Youlgrave

A rare opportunity to purchase a parcel of amenity land in the village of Youlgrave. The land amounts to approximately 47 meters squared.

For Sale by informal tender due 12 noon on the 24th April 2023

Guide Price: **£15,000**

Location:

The land is in a picturesque village location within the popular village of Youlgrave a short distance off the main road.

Directions:

From Youlgrave church, head westbound on the main road, until reaching the Farmyard pub. After approximately 50m on the left hand side lies "Slaneys Row" down this path the land lies on the left hand side as indicated by our "For Sale" board.

Description:

47m squared or thereabouts of amenity land in the much sough after village of Youlgrave. A short distance off the main road with pedestrian access.

Services:

No mains services are connected. We believe that mains water is within the highway. Prospective purchasers should make their own enquiries.

Viewing:

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

Rights of Way, Wayleaves & Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Tenure & Possession:

The property is sold freehold with vacant possession upon completion.

Vendor's Solicitors:

TBC

Local Authority:

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell DE45 1AE. Phone: 01629 816200

Method of Sale:

The land is offered by way of informal tender (best and final bids). All bids must be submitted on the tender form available from the Bakewell Office (Agricultural Business Centre, Bakewell, DE45 1AH) and must be received in the Bakewell Office by 12 noon on Monday 24th, in envelopes clearly marked 'Land off Slaneys Row, Youlgrave'

Money Laundering Regulations 2017:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.



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