

Land at Quarnford Buxton

Land at Quarnford, Quarnford, Buxton, Derbyshire, SK17 0TB

Approximately 19.65 acres (7.95ha) of upland
grazing

For sale by private treaty

Guide Price: **£60,000**

Location:

The land is conveniently located being to the east of the A53 Leek to Buxton Road. To locate the land, and proceeding out of the Market Town of Leek, continue towards Buxton on the A53 for approximately 5.80 miles whereupon the land is situated on the right hand side. Access is gained off the road to Lower Pethills Farm.

Description:

The land on offer comprises a useful parcel of upland grazing extending to 19.65 acres (7.95ha). Lying within the Peak District National Park, this accessible parcel of land has far reaching views over the surrounding countryside. The property does form part of an Entry Level plus Higher Level Stewardship Scheme which is due to run until July 2024. A purchaser will be expected to comply with the terms of the scheme.

Viewing:

At any reasonable time with possession of these particulars being authority to view.

Tenure and Possession:

The property is offered for sale by private treaty and is available with vacant possession upon completion.

Public Rights of Way, Wayleaves and Easements:

A public footpath crosses the land. The land is

designated as open access under The Countryside and Rights of Way Act 2000.

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

Basic Payment Scheme:

The land is registered on the Rural Land Register and eligible to receive entitlement payments from the Basic Payment Scheme. The entitlements are available by separate negotiation.

Timber, Mineral and Sporting Rights:

The above rights are included insofar as they are owned. The purchaser/s must rely on their own enquiries.

Services:

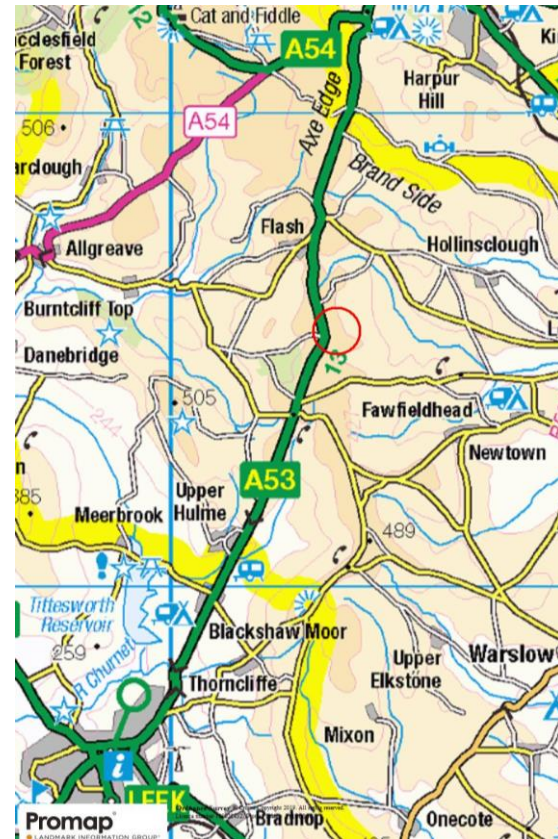
The purchaser must rely on their own enquiries.

Planning Authority:

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

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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