

Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**Approximately 7.06 Acres or Thereabouts of
Grassland at The Limefield, Edale,
Hope Valley, S33 7ZA**

Guide Price - £80,000 - £100,000

To Be Sold via Online Auction – 16th July 2025

Situation

Within the highly desirable rural village of Edale, being approximately 7.1 miles from the Chapel-en-le-Frith, 11.9 miles from Buxton. Edale benefits from a train station and a range of rural amenities and is a popular tourist destination.

The location of the land is shown in red on the attached plan.

What3Words Location Code: ///ferried.sands.shock

Description – 7.06 Acres or Thereabouts

This comprises a block of grassland, undulating in nature with access via a private driveway direct from Mary's Lane.

A block of land suitable for grazing of livestock or horses and having significant amenity appeal being in a highly desirable area, with numerous diversification opportunities.

The land extends to 7.06 acres or thereabouts as will be seen on the attached plan.

The buyer will be required to erect and maintain a stock proof fence from point A to B and from point B to C on the attached plan.

The land is also subject to a public footpath which runs across the land.

Services

We understand the land is not connected to mains water. Interested parties should rely on their own enquiries with regards to obtaining a connection if desired.

Access

The Land has the benefit of direct access from Mary's Lane. The property known as "Stonecroft" has the benefit of a right of way of the driveway.

Tenure and Possession

The land is held freehold and vacant possession will be given upon completion.

Local Authority

The local authorities are Peak District National Park, High Peak Borough Council and Derbyshire County Council to whom interested parties should make their enquiries of planning or other relevant matters.

- **Grassland with Excellent Amenity Appeal**
- **With Environmental/Conservation Value**

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

All statements do not constitute any part of, an offer of a contract;

All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;

Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;

The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

Vendors Solicitors

Kerry Critchlow
Cooper sons Hartley & Williams LLP
9 Terrace Road
Buxton
Derbyshire
SK17 6DU

Viewings

At any reasonable time with a set of these particulars.

Mapping

The plans provided in these particulars are indicative and for identification purposes.

Wayleaves & Easements

The land is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Conditions of Sale

The conditions of sale are available on request seven days prior to the sale

Buyer's Fee

The successful buyer of each lot shall be required to pay a buyers fee of £500 + VAT (£600 including VAT) to the auctioneers. This is due on the fall of the hammer. The buyer will be provided with a VAT receipt following the auction.

Guide Price

The guide price is issued as an indication of the auctioneer's opinion of the selling price of the property. Each property offered is subject to a reserve price which is agreed between the seller and the auctioneer prior to the auction and which would ordinarily be within 10% (+/-) of the guide price. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. For a full definition of guide price and reserve price please contact the auctioneers.

AML

Please note under the above regulations all potential buyers who intend to bid at property/land auctions must register prior to the commencement of the auction and provide two forms of 'ID'. A photographic ID, such as a current passport or new style UK driving license AND a utility bill, bank or building society statement, or credit card bill issued within the previous 3 months, providing evidence of residency at the correspondence address. Registration facilities are available in the auction room from 6:30pm.



This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

The map displays the Edale area, with a proposed site of 7.06 Acres highlighted in red. The site is located near the River Eder and the Edale Primary School. Other landmarks include Newbold Farm, Edale Primary School, and the River Eder. The map is overlaid with a 'Promap' watermark.