



A rare opportunity to acquire a parcel of grazing land extending to approximately 3.85 acres, with gated access off Charley Lane.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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### **GENERAL REMARK**

Wright Marshall are instructed to offer for sale by Informal Tender this valuable plot of grazing land situated within a highly desirable location and offering a variety of uses.

Photos of the land were taken in March 2026

### **VIEWING**

The land may be viewed at any reasonable time of day by persons in possession of these particulars and upon written confirmation to Wright Marshall, Buxton Office.

### **EASEMENTS, WAYLEAVES AND COVENANTS**

The property is sold with any easements, wayleaves and covenants that exist whether mentioned in these particulars or not. It is understood that the land has a right of way across it

### **PLEASE NOTE**

Wright Marshall for themselves and for the vendors of this property whose Agents they are give notice that:

1. These particulars do not constitute any part of any offer or contract.
2. Subjective comments in these Sale Particulars reflect the opinion of the selling Agents at the time the Sales Particulars were prepared during January 2022.
3. All intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.
4. The vendor does not make or give, nor Wright Marshall or any people in their employment have any authority, to make or give any representations of warranty whatsoever in relation to this property.
5. Before placing any reliance whatsoever upon any oral representations or warranty affecting or concerning the property or any part thereof by whomsoever given, all intending purchasers should obtain written confirmation thereof from Wright Marshall.
6. The agents have not checked the legal documents to verify the freehold status of the property. Prospective buyers are advised to obtain verification of this from their solicitors or surveyors.
7. Those intending to view the property have a duty to in all cases take care for their own safety and they inspect entirely at their own risk. Neither the vendor nor their Agents accept any responsibility for loss or injury.

