

FOR SALE BY INFORMAL TENDER



MELLER SPEAKMAN

SINCE 1836

Land at Duke of York, Flagg, Buxton – 13.15 Acres
Offers in Excess of £130,000 + VAT



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For Sale

Productive Grazing Land at the Duke of York, Flagg – Offers in Excess of £130,000 + VAT

DESCRIPTION

An excellent opportunity to purchase a versatile block of agricultural land extending to approximately 13.15 acres (5.32 hectares), offered in one lot via informal tender. The land benefits from direct road access off Upper Blindlow Lane and lends itself to grazing and grass cropping.

The land lies in the rural yet accessible location of Flagg, just 6 miles from the town of Buxton. Agricultural Land Classifications detail the land as Grade 4, which is moderate quality. The land is classified as Soilscape 7, freely draining slightly acid but base rich soils.

METHOD OF SALE

The land is for sale in one lot by way of informal tender. Prospective purchasers shall submit tenders on the 'Tender Form' by 12 noon on Friday 29th June 2025 to Meller Speakman, Aus-Bore House, 19-25 Manchester Road, Wilmslow, SK9 1BQ marked as 'Land to the Rear of the Duke of York, Flagg'.

TENURE

The Land is held on a freehold basis and is to be sold with vacant possession



DIRECTIONS AND ACCESS

Travelling along the A515 towards Monyash, turn left on to Upper Blindlow Lane. Continue along the lane until the fork in the road. The field is accessed through the gate on the right.

WhatThreeWords: ///Movie.Commenced.Wedge

OVERAGE

The land sale is to be sold with an overage provision of 30% for a period of 30 years for any uplift in value attributable to any use other than agricultural or equestrian. This will be triggered upon the grant of planning or change of use.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to all existing Wayleaves, Easements and Rights of Way. Whether public or private, or Wayleaves, easements and any other Rights specifically referred to or not. The agents understand there is a public footpath over part of the land.

SERVICES

Interested parties should conduct their own investigations on services to the land. It is understood service connections are available nearby.

MINERAL AND SPORTING RIGHTS

Mineral and sporting rights shall be included within the sale so far as they are held by the vendor. Interested parties should conduct their own investigations.

TOWN AND COUNTRY PLANNING ACT

The property, notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

MONEY LAUNDERING LEGISLATION

Meller Speakman must comply with Anti Money Laundering legislation and therefore must obtain evidence of the identity and proof of address for potential purchasers. Prior to an offer being accepted, all parties purchasing must provide this evidence.

SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance survey sheet, prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.



VIEWINGS

Viewings are available through prior appointment with the vendors agents through the contact details shown below:

Clarissa Rigby
Clarissa.rigby@mellerspeakman.com
Landline: 01625 468793

Ben Pester MRICS FAAV
Ben.pesther@mellerspeakman.com
Landline: 01625 468780



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