



Land at Windmill Lane

Apperknowle



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Apperknowle

S18 4BT



2.97 ac

An opportunity to purchase approximately 2.97 acres (1.2 ha) of grassland, with roadside access.

A productive piece of grassland suitable for a variety of agricultural, forestry, amenity or biodiversity purposes.

This plot of land is located between Old Whittington and Apperknowle.

For Sale by Public Auction at 3pm on Monday 19th May 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH

Auction Guide Price:

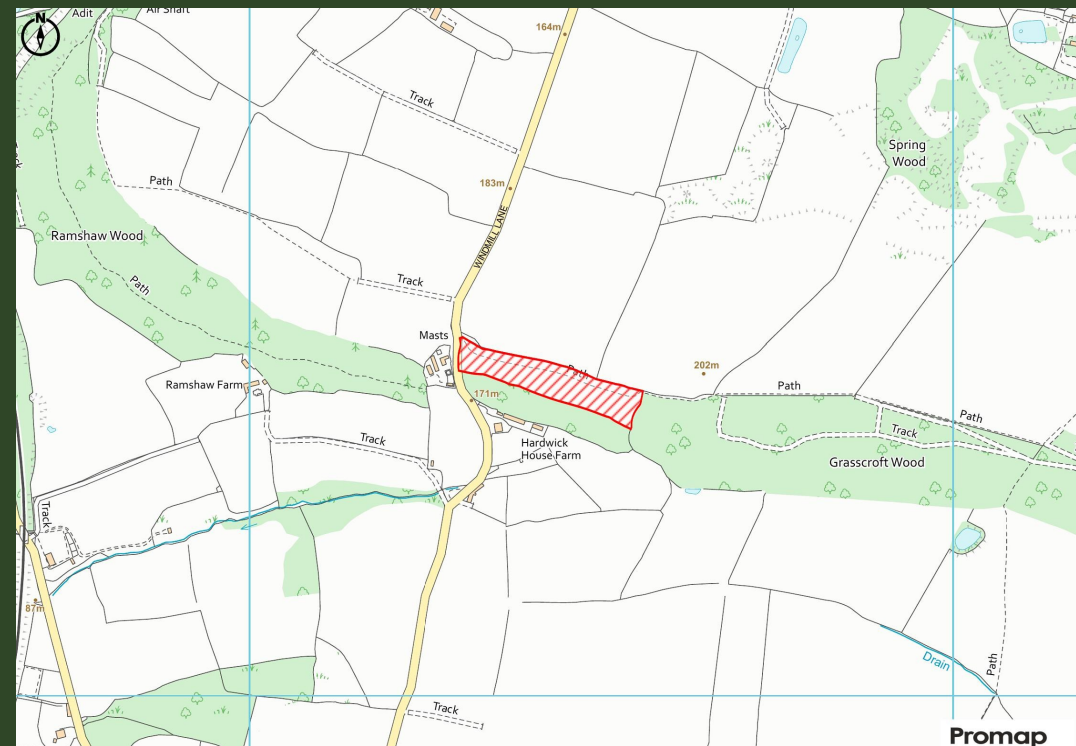
£25,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



General Information

Directions:

What3words///sugar.amuse.nests

Services:

There are no mains services connected to the land.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Sporting, Mineral and Timber Rights:

The Mineral Rights are excluded from the sale. The Sporting and Timber rights are included in the sale.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. There is a public footpath across the edge of the field.

Method of Sale:

For Sale by Public Auction on Monday 19th May 2025 at 3pm at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendors Solicitor:

Ramsden Solicitors, Oakley House, 1 Hungerford Road, Huddersfield, HD3 3AL. Ref: L Murgatroyd

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Viewing is entirely at your own risk.

Local Authority:

Chesterfield Borough Council, Town Hall, Chesterfield, S40 1LP

Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

Deposits & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. of VAT), payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details

Conditions of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just 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.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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