



Land at Firs Farm
Snelston, DE6 2DL



**Land at Firs Farm
Snapes Lane
Snelston
Ashbourne, DE6 2DL**

Lot A: 5.70 Acres Auction Guide Price £75,000

Lot B 6.95 Acres Auction Guide Price £75,000

**For Sale by Public Auction at
The Agricultural Business Centre, Bakewell, DE45 1AH
On Monday 16th November 2026 at 3pm**



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Description:

An excellent opportunity to purchase some useful farm land all down to pasture in an area where land is keenly sought after.

Lot A has direct road side access and Lot B is accessed via the track that leads to Firs Farm itself.

Location:

The land is located near the village of Snelston and about 4 miles from Ashbourne town centre.



What3Words: easels.blindfold.lecturing

Services:

We are not aware of any services.

Please note the vendor will erect fencing along the new boundaries—the driveway will be retained and new boundary fencing erected by the vendor to 2 metres to the left as one drives down the track (Lot A)

A fence will be erected by the vendor along the new boundary (Lot B). Between the field and the house

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Mineral, Sporting and Timber Rights:

Mineral, sporting and timber rights are to be believed to be in hand insofar as they exist.

Viewing:

Interested parties should contact the Ashbourne Office on 01335 342201 or email Ashbourne@bagshaws.com to arrange a viewing.

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 will be a right to retain a water supply pipe which runs under Lot A feeding the farm house.

There is a public footpath across Lot A..

Lot B will benefit from a right of way along the driveway.

Method of Sale:

The land is offered by Public Auction at 3.00pm on Monday 16th November 2022 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

Lovedays, Bridge Street, Bakewell, Derbyshire, DE45 1DS.. Mr G McClenaghan.

T: 01629 704592

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN

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:

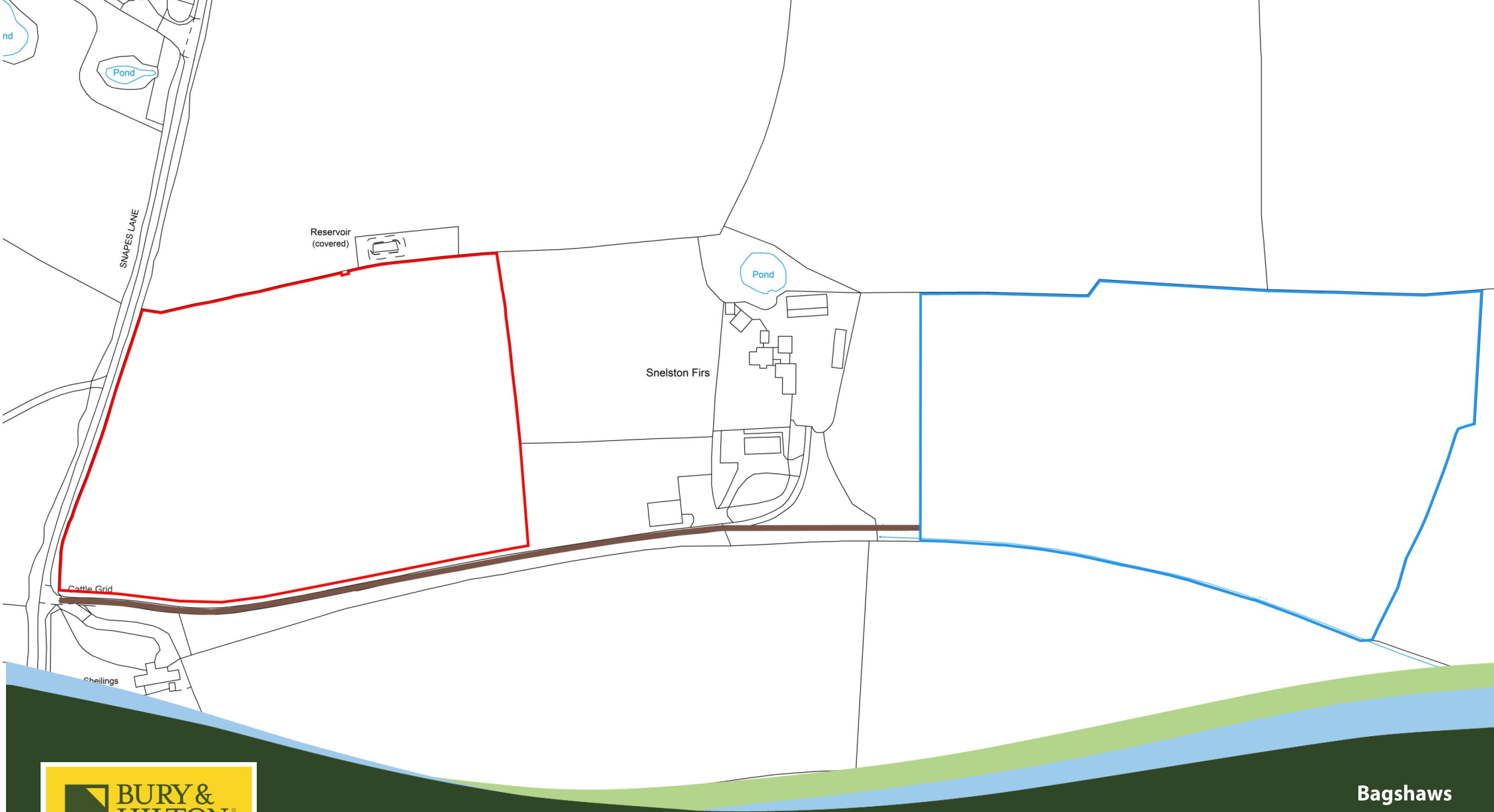
The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding 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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