



Land off Sherwood Road

Tideswell



**Land off Sherwood Road
Tideswell
SK17 8HR**

Lot A 1acre Lot B 4.71acres

An excellent opportunity to acquire 5.71 acres of ground in Tideswell, split into two lots. The land gently slopes and is suitable for grazing of all livestock, both lots have roadside access.

**For sale by auction at 3pm on 27th March 2023 at the Agricultural Business Centre,
Bakewell, DE45 1AH**

Auction Guide Prices:

Lot A: £25,000 Lot B: £65,000



Bakewell Office - 01629 812 777



bakewell@bagshaws.com

Description:

An attractive parcel of land split into two lots in the much sought after village of Tideswell.

Lot A: 1 Acre (0.4 ha) has roadside access off Sherwood Road, is bound by dry stone walling and is all down to grass, suitable for grazing of all livestock.

Lot B: 4.71 Acres (1.9 ha) accessed from Slancote Lane, is down to grass, all suitable for mowing and grazing of all livestock, provides impressive views over the village and local countryside.

Location:

The land is situated in a semi-rural location on the edge of the village of Tideswell within the Peak District National Park. The land is nearby to the popular locations of, Bakewell (7.8 miles), Buxton (7.2 miles) and Castleton (7.5 miles)



Directions:

Travelling from the Anchor Crossroads on the B6049 into Tideswell pass the church on the right hand side and continue for another 100m, turn onto Park Road on the right hand side, at the end of this road turn left onto Sherwood Road, continue on for approximately 200m where lot A will sit on the right hand side as indicated by our For Sale board.

Services:

There is mains water to lot A.

There are no services to lot B.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Basic Payment Scheme:

The land is currently registered with the Rural Payments Agency. No entitlements are included.

Sporting and Timber Rights:

We understand the rights are included as far as they exist.

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars.

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 through both lots.

Boundary Fence:

It will be the responsibility of the purchaser of Lot B, to erect a stock proof fence between the two lots within 3 months of completion.

Method of Sale:

The land is offered by Public Auction at 3.00pm on Monday 27th March 2023 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

Franklins Solicitors Town Hall Chambers
Bakewell DE45 1DR

Local Authority:

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

Planning Authority:

Peak District National Park Planning
Aldern House Baslow Road Bakewell DE45 1AE

Money Laundering Regulations 2017:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

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 stated otherwise at the auction. The sale of each lot is subject to a buyer's fee of £500+ VAT (£600 inc. 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. VAT). Please contact the auctioneers for further details.

Conditions of Sale:

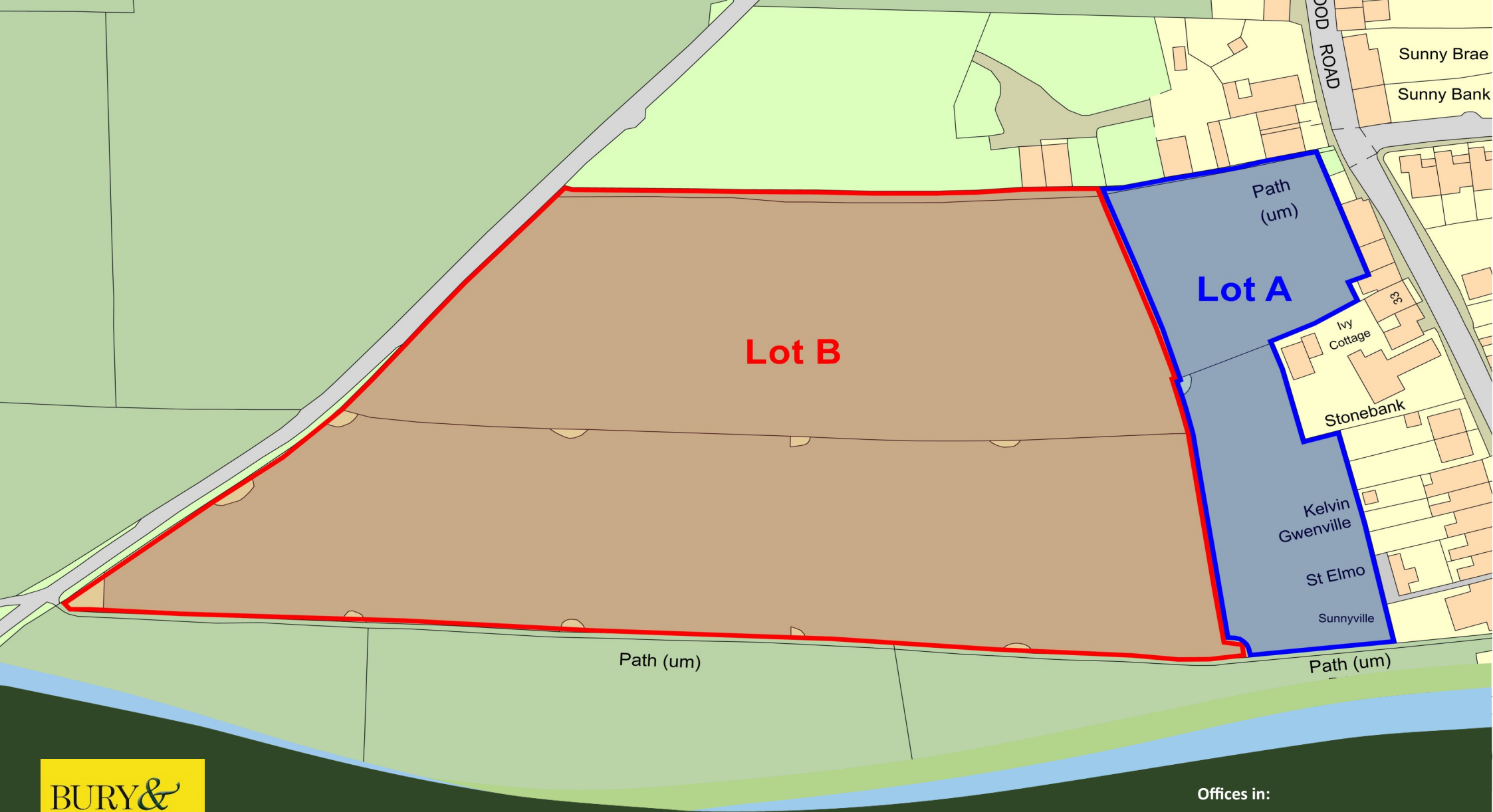
The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will

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 but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.





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