



Land at Longnor
Buxton



Land at Longnor

Buxton

Derbyshire

SK17 0PX



8.49 ac

An exciting opportunity to acquire a pleasant parcel of grassland on the edge of a popular Peak District village, extending to approximately 8.49 acres (3.43 ha), suitable for both mowing and grazing. The land offers good roadside access, suiting those with agricultural, equestrian and/or amenity interests.

**For sale by Public Auction at 3pm Monday 17th November 2025 at the
Agricultural Business Centre, Bakewell, DE45 1AH**

Guide Price: £100,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The land is all situated to the north of the popular village of Longnor, where a basic range of amenities can be found. Nearby towns and villages include: Monyash (5.4 miles), Hartington (6.8 miles), Buxton (6.1 miles), Bakewell (10.4 miles) and Leek (10.3 miles). The land benefits from being within the Peak District National Park, offering many nearby local walks, bridleways, trails and beauty spots.

Directions:

From Longnor market place, head north out of the village on the B5053 Buxton Road. Continue on that road for approximately 0.5 miles. As the road forks, bear left and the land can be found on the left hand side indicated by our 'for sale' board. What3Words//exhaling. Neat.multiple



Description:

The sale of land offers a useful parcel of permanent pasture, suitable for both mowing and grazing of livestock and/or horses, gently sloping south-westerly. Bounded by dry stone walling and post and wire fencing, the parcel of land boasts good gated roadside access off a quiet lane, internally divided into two paddocks. A dew pond locates within one of the paddocks.

Services:

No mains services are connected. However, there is a dew pond located in southern field.

Tenure and Possession:

The land is sold freehold with vacant possession.

Sporting, Mineral and Timber Rights:

The mineral rights are not to be included with the sale. However, the sporting and timber rights are included in the sale as far as they exist.

Viewing:

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

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.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Method of Sale:

The land is offered by Public Auction at 3.00pm on Monday 17th November 2025 at The Agricultural Business Centre, Bakewell, Derbyshire DE45 1AH

Vendor's Solicitors:

Astle Paterson Solicitors, Clay House, 5 Horninglow St, Burton-on-Trent DE14 1NG

Local Authority:

Staffordshire Moorlands District Council, Moorlands House, Stockwell St, Leek, Staffordshire ST13 6HQ

Local Planning Authority:

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE

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:

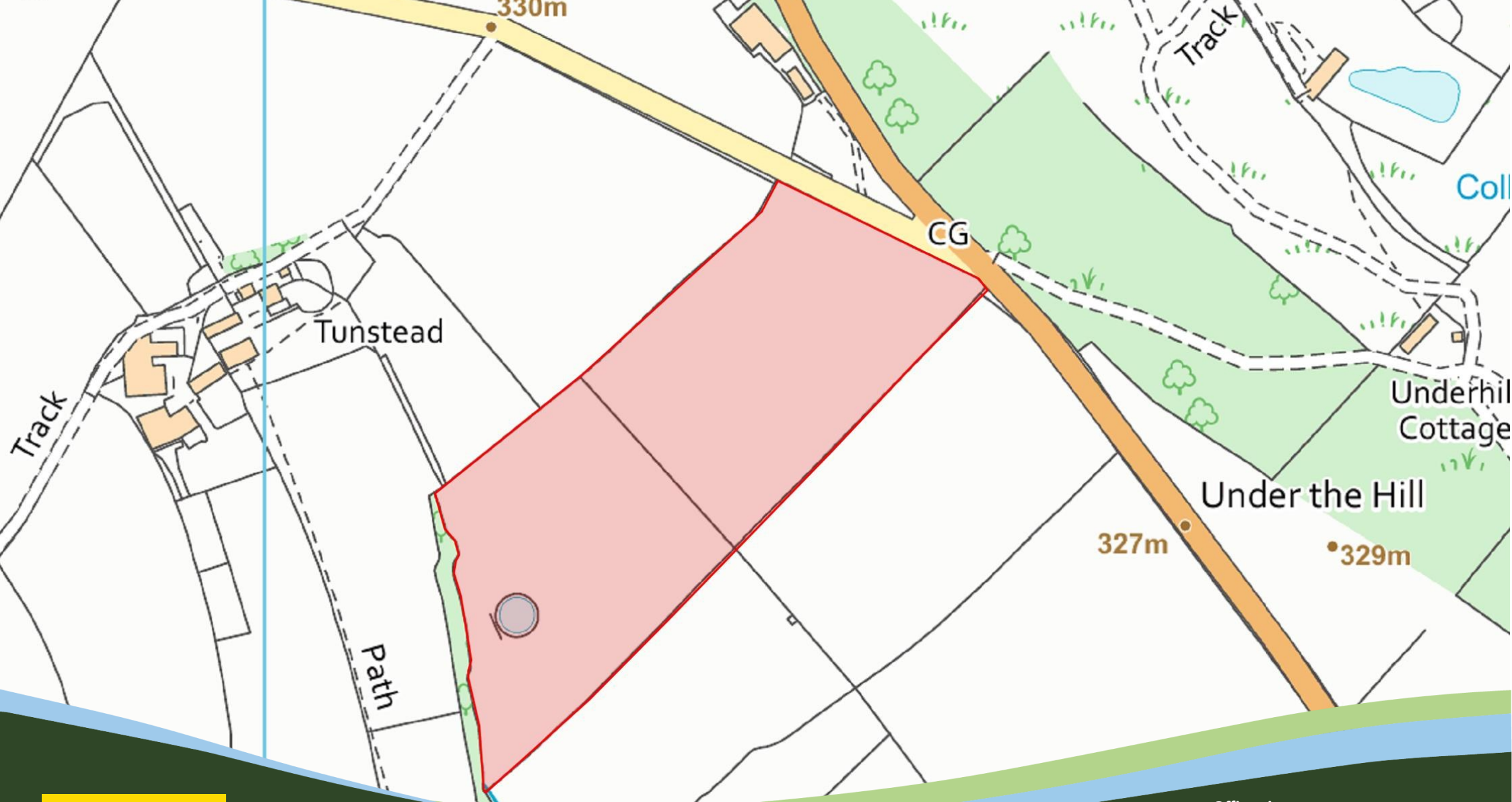
The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions 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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In partnership with Bury and Hilton

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