



Land off Hardings Lane
Heathcote



**Land off Hardings Lane
Heathcote
Buxton
Derbyshire SK17 0AY**



Lot A – 2.35 ac Lot B – 9.36 ac Lot C – 8.96 ac

A rare opportunity to purchase approximately 20.67 acres (8.36 ha) of pleasant grassland, suitable for mowing and grazing, offered in three lots. The land boasts good roadside access, in a rural location within the Peak District National Park, and will suit those with agricultural, equestrian, and/or amenity interests.

For sale by Public Auction at 3pm on Monday 21st September 2026 at

The Agricultural Business Centre, Bakewell DE45 1AH

Auction Guide Prices:

Lot A – £30,000 Lot B – £100,000 Lot C – £80,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

Situated in peaceful rural position within the Peak District National Park, the land locates between a number of popular Derbyshire villages with good roadside access. The sought-after village of Hartington offers a range of basic amenities and situates just 1.3 miles to the west. Further nearby towns and villages include Biggin (1.1 miles), Warslow (4.4 miles), Monyash (4.6 miles), Bakewell (9.7 miles), and Buxton (11.7 miles). There are many nearby local walks, bridleways, trails in the surrounding area, excellent for those who enjoy the outdoors and with equestrian interests.



General Information

Description:

Lot A—Guide Price £30,000

Shown shaded red on the plan, the sale offers the opportunity to purchase an attractive parcel of grassland, suitable for both mowing and grazing of all livestock and horses. The land extends to approximately 2.35 acres (0.95 hectares), with good roadside access off a quiet lane, and is bounded by dry stone walling gently sloping northerly.

Lot B—Guide Price £100,000

Shown shaded blue on the plan, the sale of the land offers a block of grassland extending to approximately 9.36 acres (3.79 hectares), divided into multiple paddocks. Benefiting from good roadside access, the land is bound by dry stone walling and post and wire fencing, and offers a productive block of land suitable for both mowing and grazing.

Lot C—Guide Price £80,000

Shown shaded purple on the plan, the sale of the land offers a block of grassland with a woodland fringe, extending to approximately 8.96 acres (3.63 hectares). Divided into multiple paddocks, and benefiting from multiple good roadside access points, the land is gently sloping and suitable for both mowing and grazing of livestock and horses.

The parcels of each land lend themselves to the agricultural, amenity, equestrian, and/or those with hobby farming interests.

Directions:

From the centre of Hartington village, head east along the B5054 and follow the road for approximately 0.8 miles. As the road forks, bear right onto Hardings Lane and climb up the hill. Lot 3 can be found on your right hand side, and Lot 2 approx. 100 yards up on the right hand side. For Lot 1, continue straight and opposite the mere turn right onto High Cross Lane. Lot 1 can be found approx. 100 yards along on the left hand side—all indicated by our 'For Sale' boards.

What3words/// bend. Spenders.movie

Services:

Mains water is connect to Lot C. Lot B will have a right to connect to the mains water via a submeter and pay for

usage. Lot A has no mains services connected.

Tenure and Possession:

The land is sold freehold with vacant possession granted upon the termination of a Farm Business Tenancy expiring on 30th October 2026.

Sporting, Timber and Mineral Rights:

The sporting, timber, and mineral 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. There are overhead power lines crossing the land where it is assumed the correct wayleaves are in place.

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 property is offered by Public Auction at 3.00pm on Monday 21st September 2026 at The Agricultural Business Centre, Bakewell, Derbyshire DE45 1AH

Vendor's Solicitors:

Lovedays, Bridge Street, Bakewell, DE45 1DS

Local Authority:

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

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 42 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.





Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH

T : 01629 812777

E : Bakewell@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Leek	01538 383344
Uttoxeter	01889 562811

