



Land off Harding's Lane  
Heathcote, Hartington





**Land off Harding's Lane  
Heathcote, Hartington  
Buxton  
Derbyshire SK17 0AY**



**8.83 ac**

**A rare opportunity to purchase a useful block of grassland on the outskirts of Heathcote, in a rural position yet with good roadside access.**

**Guide Price:**

**£90,000**



**Bakewell Office - 01629 812 777**



**Bakewell@bagshaws.com**

**Description:**

The land offers a useful parcel of productive grassland, extending to approximately 8.83 acres (3.57 hectares), suitable for both mowing and grazing, and has previously been utilised for arable production. Bounded by dry stone walling and post and wire fencing, the land offers multiple gated roadside access points. The land presents an opportunity to acquire a parcel of this acreage, which will suit those with agricultural and equestrian purposes.

**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.





**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, for approx. 0.5 miles continuing past the left hand turning for Heathcote, the land can be found on the right hand side, indicated by our 'For Sale' board.

**What3words/// flask.slope.searched**

**Services:**

We are not aware of any services available at the property.

**Tenure and Possession:**

The land is sold freehold with vacant possession.

**Sporting, Timber and Mineral Rights:**

We understand the sporting, and timber rights are included as far they exist. Mineral rights are excluded for the sale.

**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 defined in these particulars.

**Vendor's Solicitors:**

Cowlshaw & Mountford, 90 High Street, Uttoxeter, Staffordshire ST14 7JD.

**Method of Sale:**

The property is offered to the market by private treaty.

**Local Authority:**

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

**Local Planning Authority:**

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire 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.

**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. Please note the red outline on photos is indicative and should not be relied upon.





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**RICS**



**CAAV**

