



Land off Brookfields  
Calver, Hope Valley





## Land off Brookfields

Calver

Hope Valley

S32 3XB



16.51 ac

An opportunity to purchase approximately 16.51 acres (6.68 hectares) of grassland with mains water, suitable for the grazing of livestock and some for mowing, within the popular village of Calver.

**For sale by auction at 3pm on 24th July 2023 at the Agricultural Business Centre,  
Bakewell, DE45 1AH**

### Guide Price:

**£135,000**



Bakewell Office - 01629 812 777



bakewell@bagshaws.com

### Location:

The land is situated within the sought-after village of Calver, within the Peak District National Park, with road links to nearby towns and villages such as; Baslow (1.8 miles), Hathersage (4.5 miles), Bakewell (5.0 miles) and Tideswell (6.3 miles). There are many nearby local walks and beauty spots, connecting to the footpath passing through the land.

### Description:

The property extends to approximately 16.51 acres (6.68 hectares) in total and offers a block of grassland suitable for grazing of all livestock and horses, with some suited for mowing. The land is currently divided into multiple parcels, with one roadside access point, and benefits from mains water. The land slopes northerly with spectacular views over Curbar Edge and the surrounding valley, and a number of trees scatter the south of the plot, still suitable for grazing.





**Directions:**

From Calver Crossroads, head southeast on Kingsgate, turn right after approx. 700 yards onto Main Street. Turn left onto Brookfields, and then take the first right, the entrance for the property is straight ahead as indicated by our For Sale board.

**Services:**

There is mains water connected.

**Tenure and Possession:**

The land is sold freehold with vacant possession upon completion.

**Basic Payment Scheme:**

The land is not currently registered with the Rural Payments Agency.

**Sporting, and Timber Rights:**

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.

**Overage Clause:**

The land will be subject to an overage of 25% upon any uplift in value arising from any development outside agricultural or planning consent from being granted for development for a period of 50 years from the completion date.

**Rights of Way, Wayleaves and Easements:**

The property is sold subject to any rights of way, wayleaves & easements whether or not they are included in these particulars. In particular there is a public footpath running through the first

paddock and a right of way is also to be reserved for two neighbouring land owners across the first field, access gateway and track. There is a right of way over the entrance

**Method of Sale:**

The land is offered by private treaty

**Vendor's Solicitors:**

Foys Solicitors, Church Steps, All Saints Square, Rotherham S60 1QD c/o Roy Ferrill  
01709 375561

**Planning Authority:**

Peak District National Park, Aldern House, Bakewell.

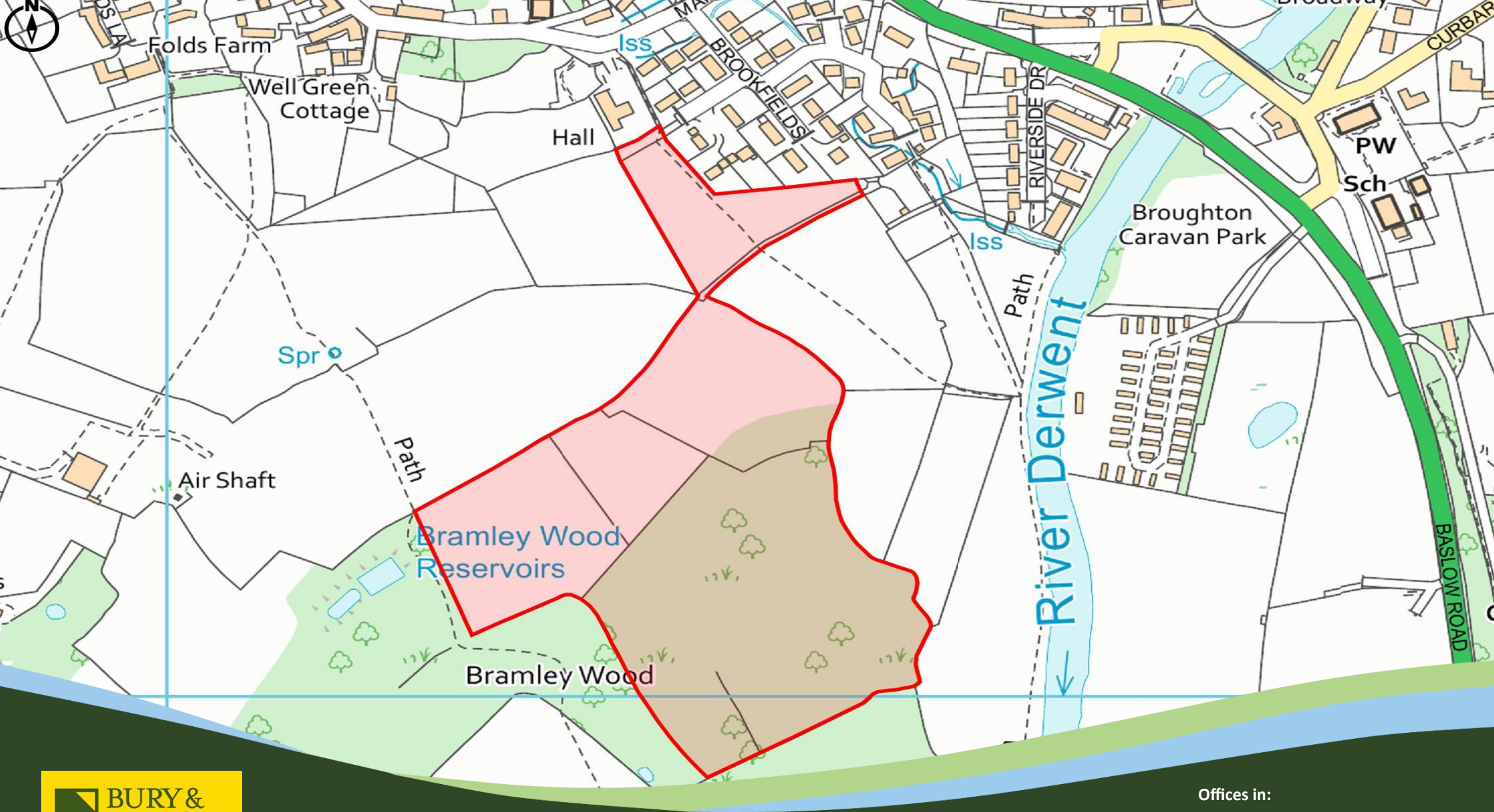
**Money Laundering Regulations 2017:**

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.





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