



# Land at Crowdecote Longnor



## Land at Crowdecote

Longnor

Buxton

Derbyshire SK17 0DB



**Lot A – 2.04 ac   Lot B - 5.83 ac   Lot C - 2.91 ac**

A rare opportunity to purchase approximately 10.78 acres (4.36 ha) of pleasant grassland, suitable for mowing and grazing, offered in three lots. The land boasts a quiet rural location with good roadside access, suiting those with agricultural and/or amenity interests.

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

### Guide Prices:

**Lot A - £30,000**

**Lot B - £50,000**

**Lot C - £40,000**



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### Location:

The land is all situated just below the hamlet of Crowdecote, to the east of the popular village of Longnor where a basic range of amenities can be found. Nearby towns and villages include: Monyash (3.7 miles), Hartington (5.2 miles), Buxton (6.7 miles), Bakewell (8.6 miles) and Leek (10.5 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 east along High street. Follow the road out of the village and down the hill for approximately 0.5 miles. The land can be found on the left-hand side, just before the bridge over the River Dove, indicated by our for sale boards.

What3Words//hunches. Windy.formation





### **Lot A—Guide Price £30,000**

Shown shaded red on the plan, the sale offers the opportunity to purchase a pleasant parcel of grassland suitable for both mowing and grazing of all livestock and horses. The land extends to approximately 2.04 acres (0.83 hectares), with good roadside access. The western boundary currently has no fixed fence-line, the vendor will be erecting a stockproof boundary prior to auction.

### **Lot B—Guide Price £50,000**

Shown shaded blue on the plan, adjoining Lot A and C, a useful block of grassland extending to approximately 5.83 acres (2.36 hectares) internally divided into two paddocks, suitable for grazing of livestock. The land borders the natural water supply to the northern boundary, bounded by dry stone walling and post and wire fencing, offering good gated roadside access. The purchaser of Lot B will be responsible for blocking up the adjoining gateway into Lot A.

### **Lot C—Guide Price £40,000**

Shown shaded green on the plan, adjoining Lot B, the sale of the land offers the opportunity to purchase an attractive parcel of grassland suitable for both mowing and grazing. The land extends to approximately 2.91 acres (1.18 hectares), benefitting from good roadside access, laying relatively flat.

All three parcels of land lend themselves to the agricultural, equestrian, and/or amenity purchasers as well as neighbouring landowners.

### **Services:**

No mains services are connected, Lot B does however border a natural water supply.

### **Tenure and Possession:**

The land is sold freehold with vacant possession.

### **Sporting, Mineral and Timber Rights:**

The sporting, mineral 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. A neighbour benefits from a right-of-way through Lot A to access their land adjacent.

### **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 17<sup>th</sup> 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.



