



Land at Over Haddon Bakewell



Land at Over Haddon, Bakewell, Derbyshire DE45 1JF

A fantastic opportunity to purchase a useful block of grassland with good roadside access in a sought-after area, extending to approx. 22.54 acres, and available in two lots.

For sale by Public Auction at 3pm on Monday 27th March 2023

Guides Prices:
Lot A: £130,000 - £150,000
Lot B: £ 80,000 - £100,000

Location:

The land is situated within the Peak District National Park, on the edge of the village of Over Haddon, and the outskirts of the popular market town of Bakewell (3.9 miles to the northeast) where basic amenities can be found. Nearby villages and towns also include Monyash to the west (1.60 miles), Youlgreave to the southeast (4.2 miles), Longnor to the west (7.0 miles) and Buxton to the northwest (10.8 miles).

Directions:

From Bakewell town centre, head southwest on King Street (B5055) and continue up the hill. Follow the B5055 for approx. 2.5 miles. As the road straightens, Lot 2 can be found on your left hand side, indicated by our 'For Sale' board. Immediately after Lot 2, turn left onto the lane signposted for Haddon Grove. Lot 1 can be found on your left hand side approx. 300 yards down the lane, and indicated by our 'For Sale' board.

What3words: float.organisms.locker

Description

Lot A: Guide Price £130,000 - £150,000

The sale of this lot offers a block of grassland in a sought-after area, measuring approx. 14.95 acres (6.05 hectares), and divided into four fields. The land is all down to grass and suitable to both mowing and grazing. Access is to the south of the block, with two wide, roadside entrance gateways. The block of land is enclosed by dry stone walling and post and wire fencing, with mature trees fringing the boundaries, and a dew pond in the centre of the four parcels.

Lot B: Guide Price £80,000 - £100,000

This lot extends to a total of 7.59 acres (3.07 hectares), and includes one parcel of grassland, suitable for both mowing and grazing of all livestock. The land borders two roadsides and has an access gateway onto the B5055, with boundaries of dry stone walling and post and wire fencing.

Services:

We are not aware of any services connected to the land. Purchasers must rely on their own enquiries.



Tenure and Possession:

The land is sold freehold, with vacant possession upon completion.

Viewing:

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

Basic Payment and Environmental Stewardships:

The land is registered with the Rural Payments Agency, however the entitlements are not included. The land is not subject to any environmental stewardship agreements.

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.

Local Authority:

Peak District National Park Authority, Aldern House, Baslow Rd, Bakewell, Derbyshire DE45 1AE. www.peakdistrict.gov.uk

Vendor’s Solicitors:

Nigel Davis Solicitors, 3 - 4 Spire House, Ashbourne, Derbyshire DE6 1DG Ref: Denise Graham.
E: denise.graham@agriculturalsolicitors.co.uk

Method of Sale:

The land is offered by Auction at 3.00pm on Monday 27th March 2023 to be received at The Agricultural Business Centre, Bakewell, DE45 1AH.

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 + VAT (£600 inc. 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. VAT). Please contact the auctioneers for further details.

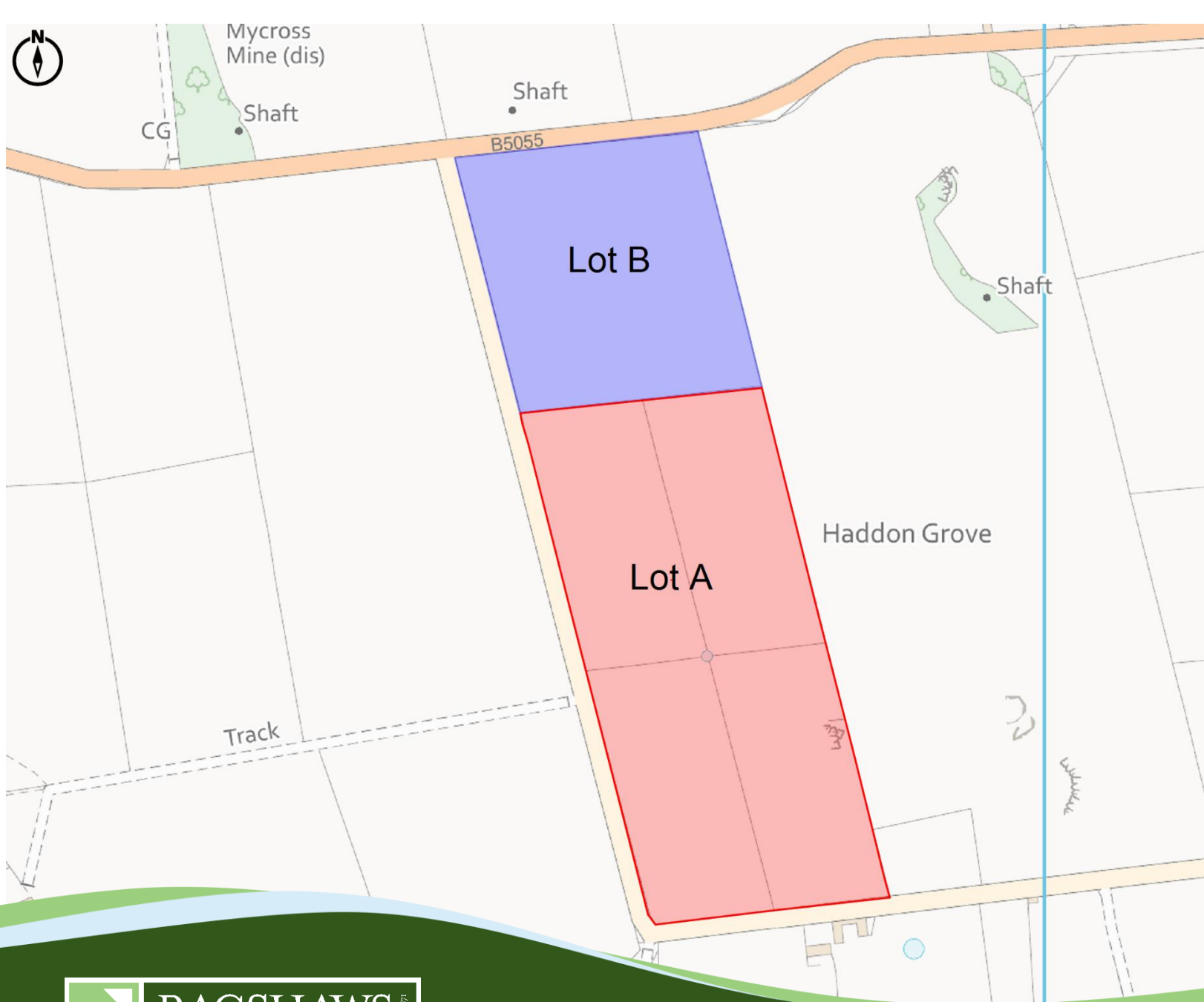
Conditions of Sale:

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.

Money Laundering Regulations:

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 is for this purpose only and will not be disclosed to any other party.





Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.



The Agricultural Business Centre Agricultural Way Bakewell Derbyshire DE45 1AH
 T : 01629 812777 E : bakewell@bagshaws.com
 www.bagshaws.com

Offices in:

Ashbourne 01335 342201
 Buxton 01298 27524
 Penkrigde 01785 716600

Bakewell 01629 812777
 Leek 01538 383344
 Uttoxeter 01889 562811

