



Land and Fishing at Hathersage

Hope Valley



**Land at Hathersage
Hope Valley
S32 1BA**



3.19ac

An attractive opportunity to purchase approximately 3.19 acres of permanent pasture in the picturesque Derwent Valley, between the popular villages of Hathersage and Grindleford. The field benefits from direct roadside access, with much of the land suitable for mowing, together with the benefit of a reserved right to fish with two rods on 1,200m of the River Derwent.

For sale by Public Auction at 3pm on Monday 16th November 2026 at
The Agricultural Business Centre, Bakewell DE45 1AH

Auction Guide Price: £50,000



Bakewell Office - 01629 812777

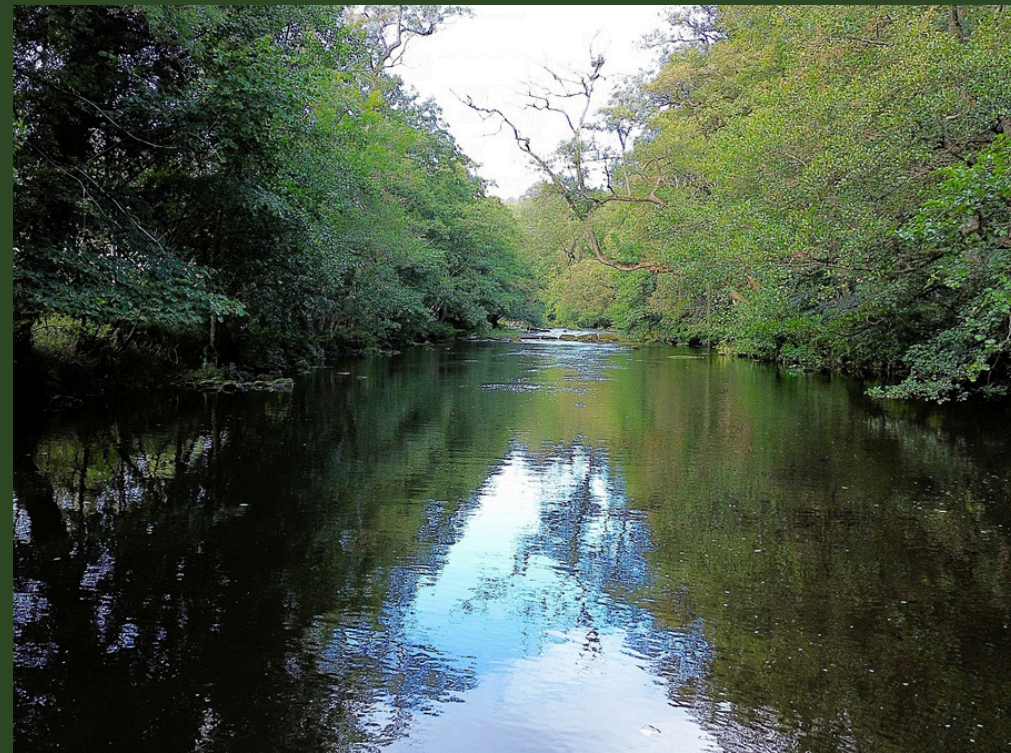


bakewell@bagshaws.com

Location:

The land is situated off the B6001 between Hathersage and Grindleford, within the Peak District National Park. The property is located in a spectacular setting surrounded by wooded hillsides, gritstone edges and fronting onto the River Derwent.

Hathersage and Grindleford provide a range of local amenities, with further shopping and services available in Bakewell and Sheffield. Both villages have railway stations on the Hope Valley line, providing connections towards Sheffield and Manchester. Nearby attractions include Padley Gorge, the Longshaw Estate and Stanage Edge.



Description:

The sale offers the opportunity to purchase an attractive grass field extending to approximately 3.196 acres (1.293 hectares), as shown on the accompanying plan. The land is permanent pasture, with much suitable for mowing. Access is directly through a roadside gate off the B6001. Its manageable size and location make it an appealing purchase for neighbouring landowners and those seeking a small parcel of grassland in this sought-after part of the Peak District.

Whilst the fishing rights are owned by the Derwent Fly Fishing Club, this is subject to a reserved right for two rods to fish on the right bank of the River Derwent. This right is included within this sale and extends not only along the extent of the property’s riparian ownership, but both upstream and downstream, collectively amounting to c. 1,200 metres of single bank fishing on this sought after stretch. The exercise of the rods is subject to such being fly fishing only, not for business or profit, and is more fulsomely detailed in the auction pack.

The River Derwent supports wild brown trout and grayling, offering attractive fly fishing in a picturesque Peak District setting. The reserved two-rod right adds particular appeal for purchasers wishing to combine ownership of a manageable grass field with an angling interest.

Directions:

The land is accessed directly from the B6001 between Hathersage and Grindleford, as denoted by our “For Sale” board. The roadside entrance gate can be located using What3Words:
///disprove.multiple.currently

Services:

A natural water supply is available from the River Derwent.

Tenure and Possession:

The land is sold freehold with vacant possession of the field upon completion. The fishing rights are owned by the Derwent Fly Fishing Club, subject to the reserved two-rod right benefiting the property.

Sporting, Timber and Mineral Rights:

The sporting, timber and mineral rights are understood to be included insofar as they are owned by the Vendor, with the exception of the fishing rights owned by the Derwent Fly Fishing Club.

The sale includes the benefit of the reserved right to fish with two rods on the right bank of the River Derwent along the extent coinciding with the property’s riparian ownership.

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Roadside parking is limited and may be difficult. Please make suitable parking arrangements without obstructing the highway, field entrance or adjoining accesses. Take particular care in the vicinity of the river. No fishing is permitted during viewings.

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. The fishing rights are owned by the Derwent Fly Fishing Club, subject to the reserved two-rod right described above.

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. Purchasers must satisfy themselves as to the integrity of any structures.

Restrictions & Conditions:

Details of the reserved two-rod fishing right and any conditions governing its exercise will be set out in the legal pack.

Method of Sale:

The property is offered by Public Auction at 3.00pm on Monday 16th November 2026 at The Agricultural Business Centre, Bakewell, Derbyshire DE45 1AH.

Vendor’s Solicitors:

Knights Solicitors (Alaric Birch), St Paul’s Place, 121 Norfolk Street, Sheffield S1 2JF.
T | 0114 252 1468
E | alaric.birch@knightsplc.com

Local Planning Authority:

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE.
T | 01629 816200
E | customer.service@peakdistrict.gov.uk

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.



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In partnership with Bury and Hilton

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