



Land off Foxholes Lane
Tansley



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Tansley

Matlock

Derbyshire DE4 5LF



Lot A - 1.32 ac Lot B - 0.83 ac

A unique opportunity to purchase approximately 2.15 acres (0.87 hectares) of pleasant grassland, offered in two lots, with Lot A having planning permission for stables. The land is located in a quiet position on the outskirts of the popular village of Tansley.

For sale by Public Auction at 3pm Monday 24th March 2025 at the Agricultural Business Centre, Bakewell, DE45 1AH

Guide Prices:

Lot A - £ 75,000

Lot B - £30,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The land is situated in a quiet rural location with lovely views over the valley, being just over 1 mile North of the village of Tansley. Whilst being situated in a rural location it is very accessible with the land being less than 3 miles to the East of Matlock and 1.25 miles away from the A632 leading to Chesterfield and Matlock. 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 Matlock, head East out of the town along the A615 towards Tansley. Once in Tansley turn left onto Church Street. Follow the road past The Gate Inn pub where the road merges onto Whitelea Lane. Continue along the road out of the village and to the first set of crossroads. Turn left onto Knabhall Lane and then turn left onto Foxholes Lane. Follow the road to a sharp left hand turning and the lots will be on the right hand side as indicated by our For Sale boards.

Lot A



Lot B



Description:**Lot A—Guide Price £75,000**

Shown shaded red on the plan, the sale offers the opportunity to purchase an attractive parcel of grassland, suitable for both mowing and grazing of all livestock and horses. The land extends to approximately 1.32 acres (0.53 hectares), with good roadside access off a quiet lane, and is bounded by dry stone walling. Lot A benefits from planning permission for change of use to an equestrian unit, granting permission for the erection of stables along the southern boundary (Ref:24/00307/FUL), supported by metered electricity and a shared borehole on site. The land will suit those with equestrian, hobby farming and/or amenity interests.

Lot B—Guide Price £30,000

Shown shaded blue on the plan, the sale of the land offers the opportunity to purchase a parcel of amenity grassland extending to approximately 0.83 acres (0.34 hectares), and benefiting from good access via a right-of-way across a track from the roadside. The land lays flat and is down to grass, suitable for mowing and grazing and benefits from a shared water supply. The land will be fully stock fenced by the vendor. The land will suit those with amenity interests, offering a peaceful location.

Planning Permission:

Lot A has planning permission, granted by Derbyshire Dales District Council with all matters re-served and listed below; 24/00307/FUL | Change of use of 1 no. field to equestrian and erection of stables, formation of agricultural track. Decision date 05/04/2024. All copies are available upon request, or via the Local Planning Authority website.

Services:

Both lots benefit from rights to a shared borehole water supply, with shared responsibility for maintenance costs. Lot A benefits from mains electricity via a submeter.

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 subject land has rights of way for access over the access track to be constructed. 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.

Method of Sale:

The land is offered by Public Auction at 3.00pm on Monday 24th March 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

Lovedays Solicitors, Sherwood House, 1 Snitterton Road, Matlock, Derbyshire DE4 3LZ

Local Authority:

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

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:

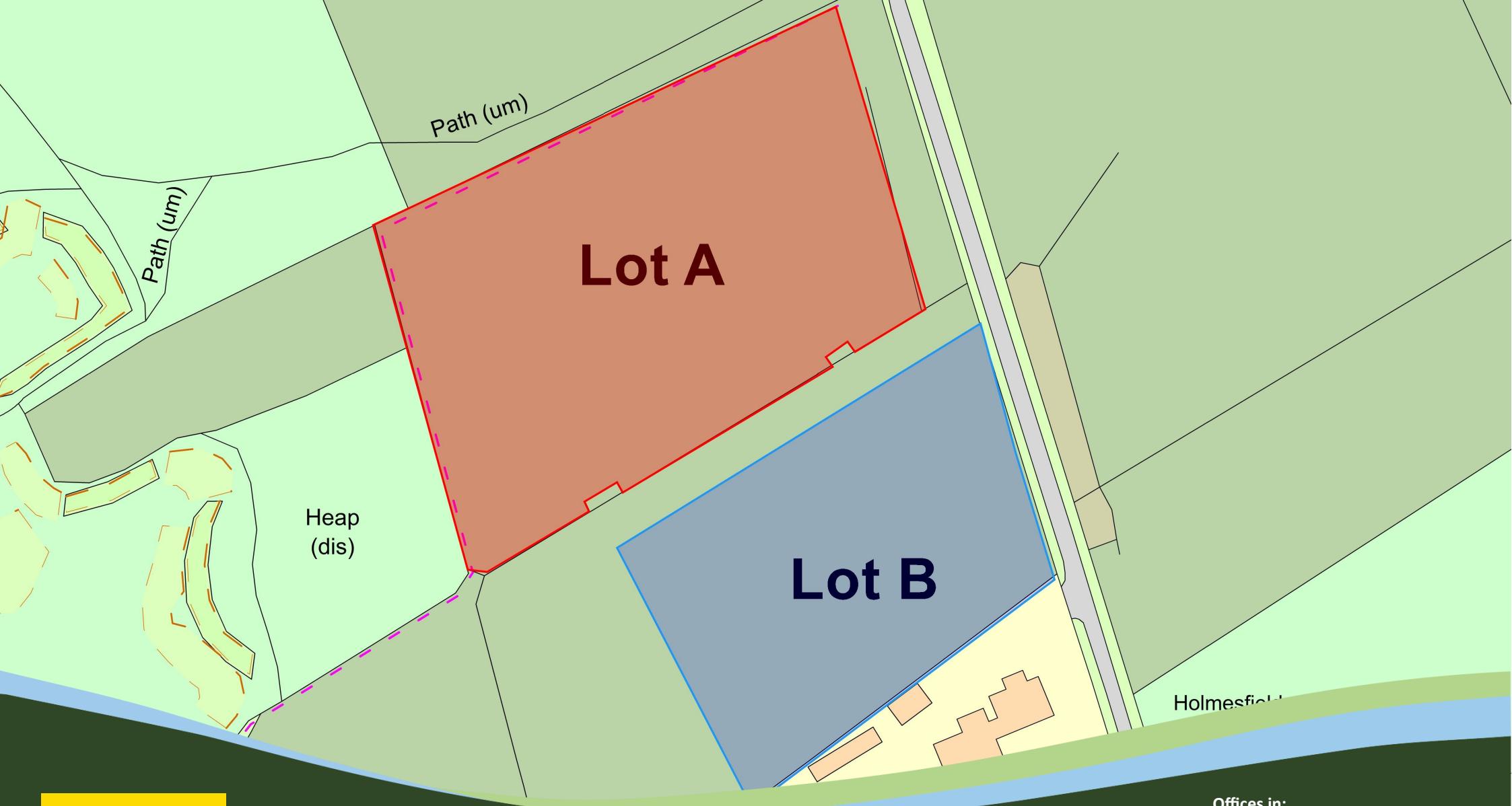
The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding 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) 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.



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