



Land at Bradwell Hope Valley



Land at Bradwell

Hope Valley

Derbyshire



Lot A – 1.48 ac

Lot B - 6.16 ac

Lot C—3.88 ac

An exciting opportunity to acquire useful grazing and mowing pasture on the edge of a popular Peak District village, collectively extending to approximately 11.52 acres (4.66 ha), suitable for both mowing and grazing to be sold in three lots. All three lots of land benefit from roadside access and are well suited to those with agricultural interests.

For sale by Public Auction at 3pm Monday 20th July 2026 at the Agricultural Business Centre, Bakewell, DE45 1AH

Auction Guide Prices:

Lot A - £20,000 Lot B - £40,000 Lot C—£40,000



Bakewell Office - 01629 812777

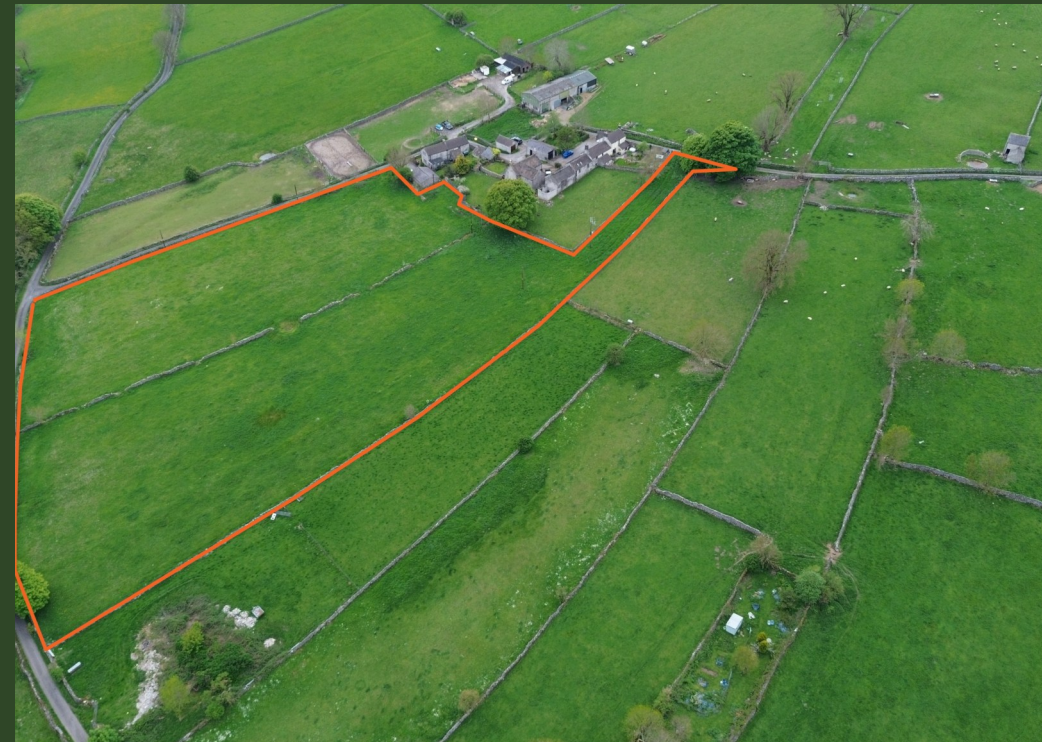


bakewell@bagshaws.com

Location:

The land is located in the heart of the Peak District National Park situated in the popular rural village of Bradwell. Popular nearby towns and villages provide a wide range of amenities including; Castleton to the north west (4.5 miles), Hope (2.1 miles) to the north east, Hathersage (5.1 miles) to the east and Bakewell (10.1 miles) to the south.

The local area boasts an abundance of countryside walks, cycle routes, and beauty spots, making it a highly desirable location.



General Information

Description:

The property comprises three lots of grazing and mowing pasture located above the popular village of Bradwell. All of the Lots are down to permanent pasture and lie over free draining limestone, offering far reaching views. The land has been historically grazed with sheep and cattle.

The soils are classified as being highly fertile and free draining slightly acid base rich soils (Soilscape 7). All of the lots are accessible from the highway, are clearly indicated on the attached plan and are summarised below:

Lot A (1.48 ac) – Guide Price £20,000

Lot B (6.16 ac) - Guide Price £40,000

Lot C (3.88 ac)- Guide Price £40,000

Some of the land may have been used for mineral extraction in the past. Interested parties are encouraged to make their own enquiries.

Directions:

From Hope Valley village, head north along A6187 Hope Road for approximately 1.6 miles until you reach the traffic lights adjacent to the Travellers Rest. At the traffic lights, turn left onto Stretfield Road and continue for 1 mile. Bear right on to Gore Lane then on to Michlow Lane follow the road round for approx. 500 yards. Turn left on to Smalldale Head Rd and the location of the properties can be seen from the plan within these particulars and as indicated by our 'For Sale' board.

The What3Words location of each Lot is as follows:

Lot A - ///sharpness.measuring.highlight,

Lot B - ///spreading.filled.curries

Lot C ///conductor.scorched.legwork.

Services:

We are not aware of any services connected to the land. All lots have dew ponds, but we cannot vouch for the suitability or reliability of these.

Tenure and Possession:

The land is sold freehold with vacant possession.

Sporting and Timber Rights:

The sporting and timber rights are included in the sale as far as they exist. Mineral rights are excluded.

Viewing:

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

Please park considerately.

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.

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 20th July 2026 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

A| Lovedays Solicitors (Glenn McClenaghan) , Bridge Street, Bakewell DE45 1DS

E| law@lovedays-solicitors.co.uk

T| 01629 56660

Local Planning Authority:

A| Peak District National Park Authority, Aldern House, Baslow Road, Bakewell DE45 1AE.

E| customer.service@peakdistrict.gov.uk

T| 01629 816200

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:

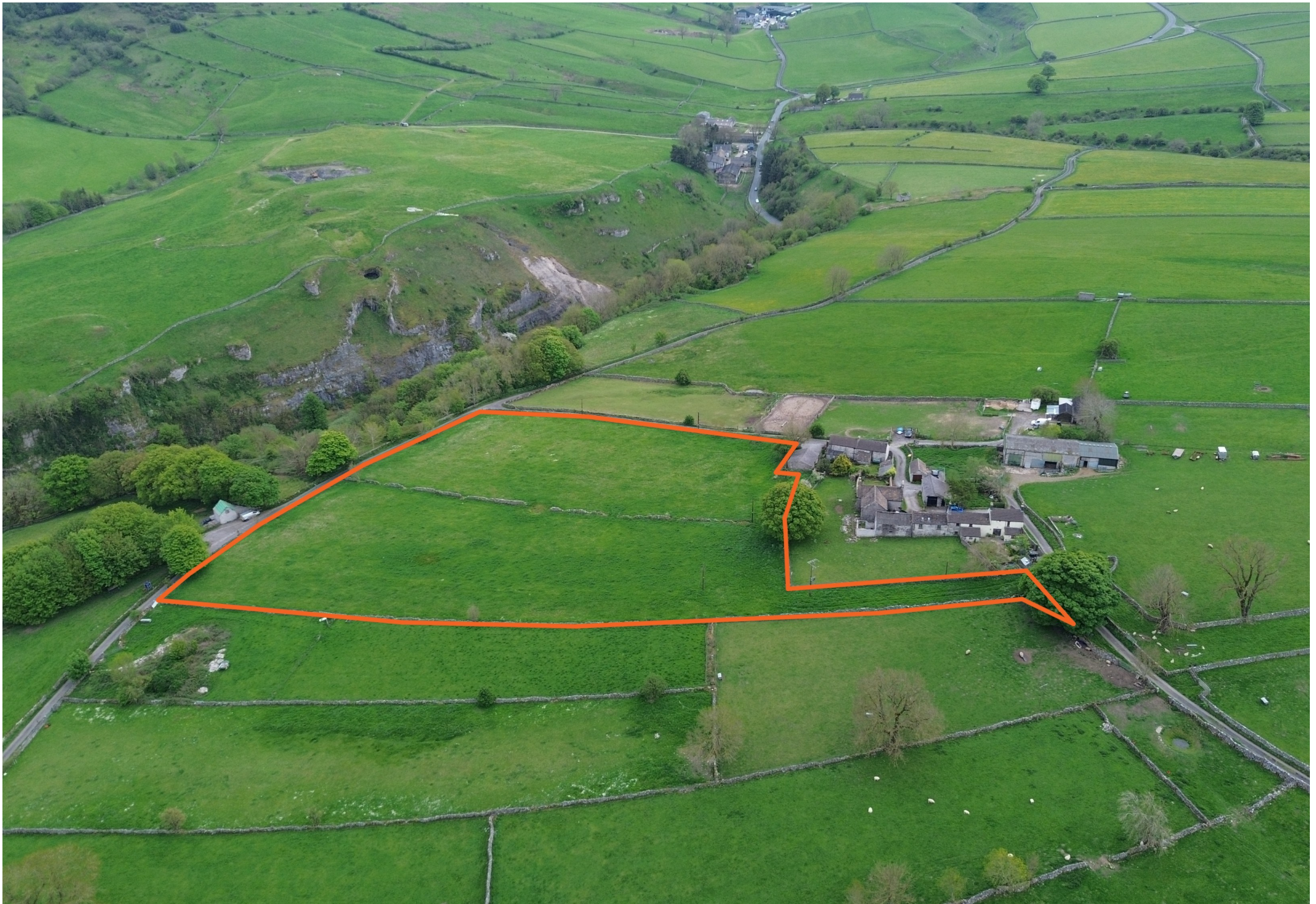
The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding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







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