



Land at Bargate Farm, The
Esport



Land at Bargate Farm, The Croft

Belper

Derbyshire, DE56 1SQ



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32.52
acre(s)

An excellent opportunity to purchase land available, currently all laid to pasture amounting to 32.518 acres in the edge of Belper. For sale by public auction on the 10th July at Uttoxeter Racecourse.

Guide Price

£350,000



Ashbourne - 01335 342201



ashbourne@bagshaws.com

Description

The land is available as a whole extending to 32.518 Acres (13.159 Ha) of productive grassland.

It is divided into three fields and is of good quality and well farmed. It is bounded by maintained hedges, some stone walls and fencing.

Access is via The Croft and then a private roadway/track.

The land is classified as Grade 3.

Directions

The Croft is accessed off the junction of Bargate Road and Belper Road in the centre of the village.

Services

The land has mains water connected which is available via a sub-meter.

Tenure and Possession

The land is sold freehold with vacant possession upon completion.

Sporting, Timber and Mineral Rights

All sporting, timber and mineral rights are included within the sale as far as we are aware.

Viewing

The land may be viewed on foot at any reasonable time when in possession of a copy of these particulars. Any gates should be left secured and as they were found. Viewing is entirely at your own risk. Please park carefully so as not to block the land and take care if there is any livestock in the fields.

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. There are no public rights of way over the land.

Method of Sale

The land is offered by Public Auction at 3.00pm on Wednesday 10th July 2024 at Uttoxeter Race Course, Wood Lane, Uttoxeter ST14 8BD

Vendor's Solicitor

McClaren Warner, 129 Bath Street, Ilkeston, DE7 8AP. Mr S Kassell. T: 0115 930 4994

Local Authority

Amber Valley Borough Council, Town Hall, Market Place, Ripley DE5 3BT

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 and 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 stated otherwise 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 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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