



# Land at Tideswell



## Land at Tideswell

Tideswell, Derbyshire, SK17 8HS

(In the centre of the village)



1.73 Ac

An extremely rare opportunity to purchase a delightful small field in the centre of the village of Tideswell extending to 1.73 Ac (0.70 Ha). Laid to pasture and enclosed by stone walls.. The field has gateway access onto Sherwood Road and will be of interest to those seeking a village centre parcel of land .

Viewing is essential to appreciate the location and potential.

**For sale by public auction at 3pm on Monday 23rd September 2024**

**at the Agricultural Business Centre, Bakewell, DE45 1AH**

**Auction Guide Price:**

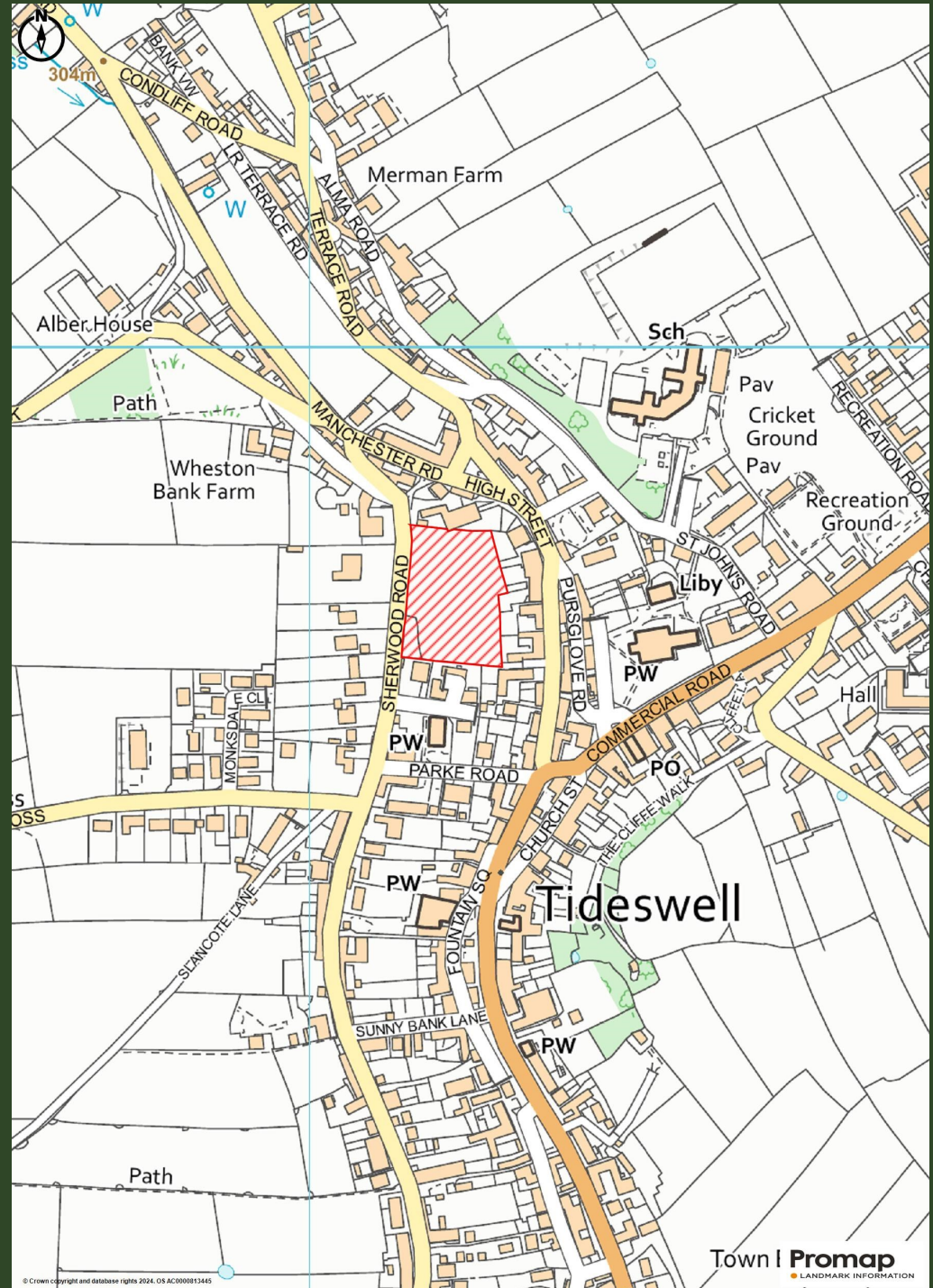
**In excess of £70,000**



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



## Description

The land is situated with extensive frontage onto Sherwood Road and is a very attractive pasture field. It is most unusual to find such a parcel of land entirely within the confines of a large village.

## Location:

The land which extends to 1.73 Acres (0.70 Ha) or thereabouts is situated on Sherwood Road which is a residential road convenient for all the village amenities. Tideswell is a much sought after village in the Peak District with a thriving community and lies approximately 8 miles north west of Bakewell.

Tideswell Church, sometimes referred to as "the Cathedral of the Peak" is within site of the land.

## Directions:

From the centre of the village, the main road being the B6049 take Parke Road which leads to Sherwood Road. Turn right at the end of Parke Road and proceed along Sherwood Road and the land will be found on the right hand side identified by our "For Sale" board.

## Services:

We believe that mains electricity, water and drainage are available in the highway.

## Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

## Sporting, Timber and Mineral Rights:

Sporting, timber and mineral rights are believed to be in hand insofar as they exist.

## Viewing:

By appointment through the Ashbourne:

Tel: 01335 342201 or email  
ashbourne@bagshaws.com.

## 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.

## Overage Clause

The land will be sold with an overage clause of 25% uplift in value for 25 years in the event of any development.

## Method of Sale:

The land is offered by Public Auction at 3.00pm on Monday 23<sup>rd</sup> September 2024 at The Agricultural Business Centre, Bakewell, DE45 1AH.

## Vendor's Solicitors:

Cooper, Sons, Hartley & Williams, Solicitors. 3-5 Market Street, Disley, Stockport, SK12 2AA. T: 01663 765511. Contact: Joe O'Connor.

## Local Authority:

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

Peak District National Park, Aldern House, Baslow Road, Bakewell, Derbyshire, DE45 1AE

## 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 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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 In partnership with Bury and Hilton

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