



# Land off Broom & Blackwall Lane

Kirk Ireton



## Land off Broom and Blackwall Lane

Kirk Ireton

Derbyshire

DE6 3JR



An exciting opportunity to purchase land with convenient roadside access, nearby to the rural village of Kirk Ireton.

**For sale by auction at 3pm on 20th May 2024 at the Agricultural Business Centre,  
Bakewell, DE45 1AH**

**Lot A— 12.77 acres (5.17 hectares)**

**Lot B—12.31 acres (4.98 hectares)**

**Lot C—2.92 acres (1.81 hectares)**

**Lot D—2.32 acres (0.94 hectares)**



Bakewell Office - 01629 812777



[bakewell@bagshaws.com](mailto:bakewell@bagshaws.com)

### Description:

An excellent opportunity to purchase approximately 30.32 acres (12.27 hectares) of permanent grassland available in four lots. All the land is principally gently sloping in gradient, and considered suitable for a mixture of both mowing and grazing for all types of livestock and horses, with convenient roadside access.

### Location:

The land is located in close proximity to the rural village of Kirk Ireton, within the county of Derbyshire. Furthermore, the land is situated approximately 8.50 miles to the south-west of Matlock, and 9.20 miles to the north-west of Belper.



**Directions:**

What3words: ///grew.variation.deduced

**Boundary Responsibilities:**

Boundary responsibilities will be detailed in the auction contract.

**Services:**

There are no services connected to the land.

**Tenure and Possession:**

The land is sold freehold, with vacant possession upon completion.

**Sporting and Timber Rights:**

The sporting 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:**

Lot 3 is subject to a public footpath.

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 20th May 2024 at The Agricultural Business Centre, Bakewell, DE45 1AH.

**Vendor's Solicitors:**

Thornycroft Solicitors, 6 Kind Edward St, Macclesfield SK10 1AB

**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 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.

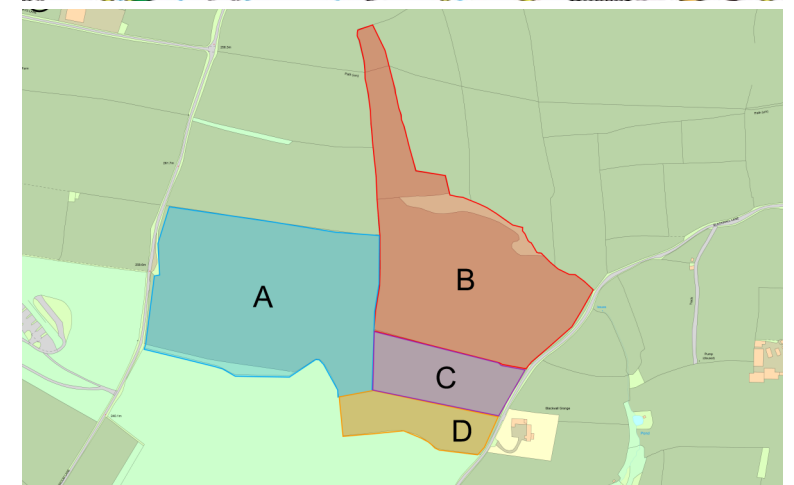
**Conditions of Sale:**

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 but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.





**Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH**

**T :** 01629 812777

**E :** Bakewell@bagshaws.com

**www.bagshaws.com**

**In partnership with Bury and Hilton**

**Offices in:**

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811



**RICS**



**CAAV**



**OnTheMarket.com**

