



Land off Common Lane
Chelmorton



Land off Common Lane
Chelmorton
Buxton
Derbyshire, SK17 9SG



3.31 acres

An opportunity to purchase approximately 3.31 acres (1.34 hectares) of grassland, nearby to the rural village of Chelmorton.

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

Auction Guide Price:

£50,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Description:

The sale of this land offers the opportunity to purchase a parcel of grassland situated on the edge of a popular village, providing a mixture of both mowing and grazing land suitable for all livestock and/or horses. The land extends to approximately 3.31 acres (1.34 hectares), with access via an unadopted track from Common Lane., suitable for vehicles. The land is bounded by dry stone walling, with additional post and wire fencing, internally divided into two parcels.

Location:

The land is located near to the popular rural village of Chelmorton in the Peak District National Park, with great views across the countryside. The land lies just outside in the village of Chelmorton which is approximately 8.5 miles from the market town of Bakewell and 5 miles from the spa town of Buxton.



Directions:

From Bakewell, head North along the A6 towards Buxton for approximately 7 miles continuing past the village of Taddington and then The Waterloo Public House and then take the next left hand turning onto the A5270 sign posted for Chelmorton. Once on the road continue for approximately 1.25 miles, turn left onto Common Lane, access to the land can be found on the right-hand side along a track, as indicated by our 'For Sale' board.

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:

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. The property is accessed from an unadopted access track shown in blue on the plan.

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:

Hollis & Co, Market Place, Sutton in Ashfield, Notts, NG17 1HQ. Andrew Hollis: 01623 443344

Local Authority:

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell 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 plus 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:

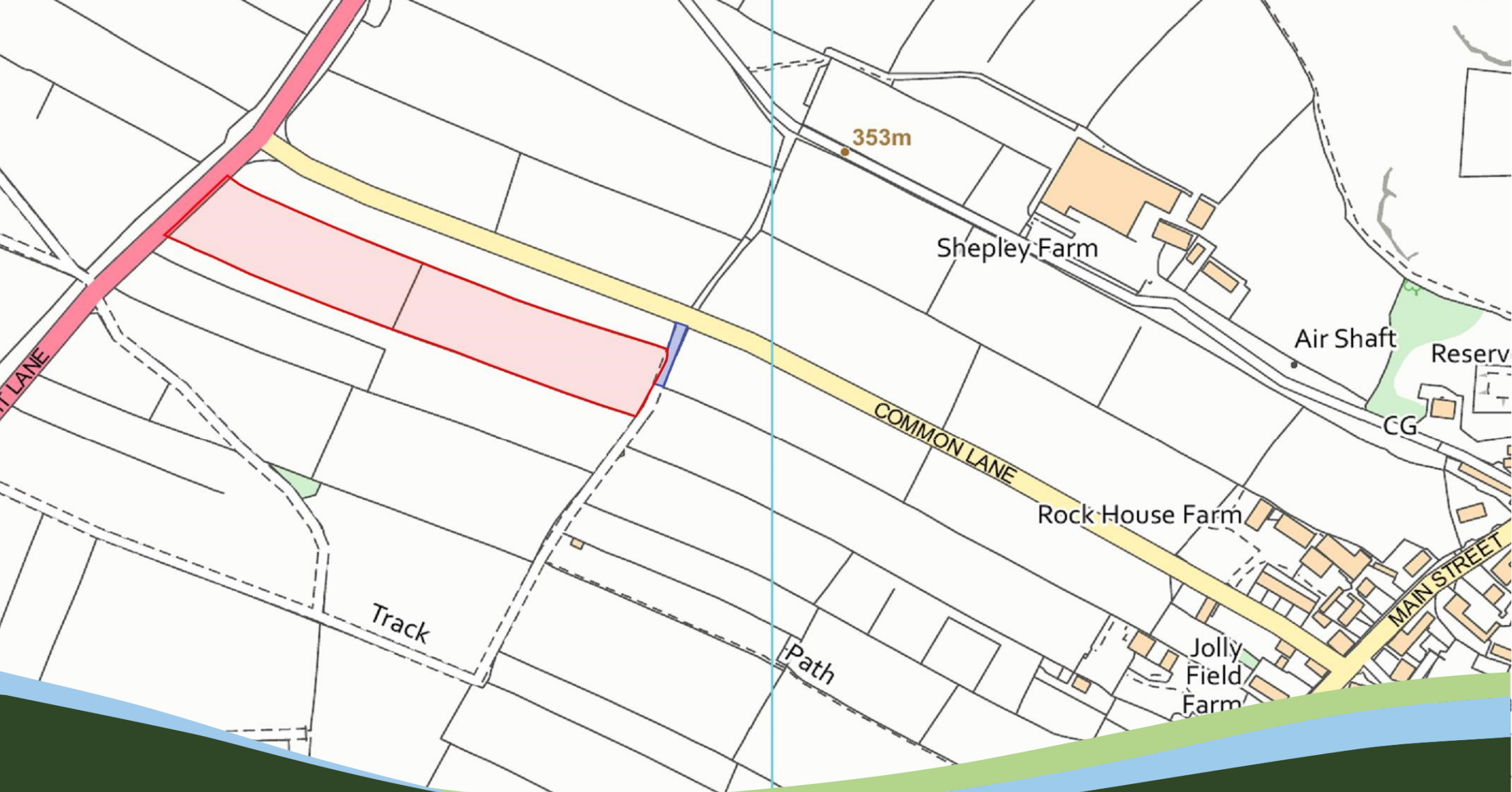
The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions 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.





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In partnership with Bury and Hilton

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