



# Land and buildings at Leanlow Farm Newhaven





**Land and Buildings  
Leanlow Farm  
Newhaven  
Buxton  
SK17 0BB**

The land and buildings at Leanlow Farm offers a unique opportunity to acquire a farm in a rural location within the Peak District National Park. The property briefly comprises a range of traditional barns, together with more modern agricultural buildings set within approximately 36.53 acres (14.78 ha) of land, with far reaching views, available in two lots.

For Sale by Public Auction at 3pm on 22nd July 2024

**Guide Price:**

**Lot A: £300,000—£350,000 Lot B: £130,000**



Bakewell Office - 01629 812 777



Bakewell@bagshaws.com





**Lot A: Shown edged BLUE on the property plan:  
Guide Price - £300,000 to £350,000**

The buildings and land are accessed along a shared driveway. The buildings can be briefly summarised as follows:

1. A brick built single storey former dairy, with corrugated grey cement fibre over. The building has been used for agricultural storage. (4.60m x 4.60m GEA)
2. A two storey steel portal framed block-built barn, with loft space and corrugated grey cement fibre over, former dairy parlour. The traditional cubicles are still present. (9.60m x 4.60m GEA)
3. A seven bay steel portal framed mono pitched cubicle building with concrete blocks, corrugated grey cement fibre clad and over, with concrete floor. In addition, there is also bull pens located to the rear of the building. There are two scraping passageways giving good access for scraping out. In addition, there is a collecting/ yard area (33.60m x 13.80m GEA)
4. A four bay steel portal framed open fronted, mono pitched livestock building, with part concrete panel and yorkshire board clad. Internal block panelling, with earth a floor. (18.40m x 9.20m GEA)
5. A block and brick built monopitch traditional livestock building with corrugated grey cement fibre sheets over. The old stalls are still present and is currently being used for calf housing. (11.5m x 10.8m GEA)

In addition, there is approximately 23.81 acres (4.72ha), of predominantly grazing pasture all of which is over limestone. The land is undulating in nature and is spilt in to three separate field parcels. The boundaries are made up of dry-stone walls and 'stock fencing'. In addition, there is a small block of woodland comprising of approximately 0.75 acres (0.40ha), which has an access track directly through the middle leading to the land.

**Please Note:**

If Lot A is unsold, Lot B will NOT be offered by auction







## **Lot B: Shown edged RED on the property plan:**

### **Guide Price - £130,000**

A useful block of grassland comprising 11.91 acres (4.82ha), with good roadside frontage off the A515, and is located immediately adjacent to lot A. The land is in good heart and is suitable for both mowing and grazing and is bound by stockproof boundaries. The land benefits from a surfaced access track.

#### **Services:**

The land and buildings both have access to mains water supply, and it is understood that there is an electricity supply to the buildings. If the purchaser of lot B is different to that of lot A they will be required to install a submeter on the water supply to enable the apportionment of water invoicing within 28 days of completion.

#### **Tenure & Possession:**

The land and buildings are offered freehold with vacant possession upon completion.

#### **Agri-Environment Schemes:**

There are no current schemes on the land.

#### **Rights of Way, Wayleaves & Easements:**

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars. The purchaser of Lot A will be granted a full right of way over the access track in Lot B.

#### **Timber and Sporting Rights:**

Timber and sporting rights are included as far as they exist.

#### **Vendor's Solicitor:**

Jim Hickey, Bowcock and Pursaill LLP, 54 St Edward Street, Leek, ST13 5DJ  
Tel: 01538 399199





# General Information

## Fixtures & Fittings:

Only those items referred to in the particulars are included in the sale

## Viewings:

Strictly by appointment only through the sole agents, Bagshaws LLP, Bakewell Office on 01629 812777 or bakewell@bagshaws.com

## Local Authorities:

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

## Method of Sale:

The property is offered by Public Auction at 3.00pm, Monday 22nd July at The Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH.

## Money Laundering Regulations:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party.

## Agents Note

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.

Please note the photos were taken in June 2023

## Deposits & Completion:

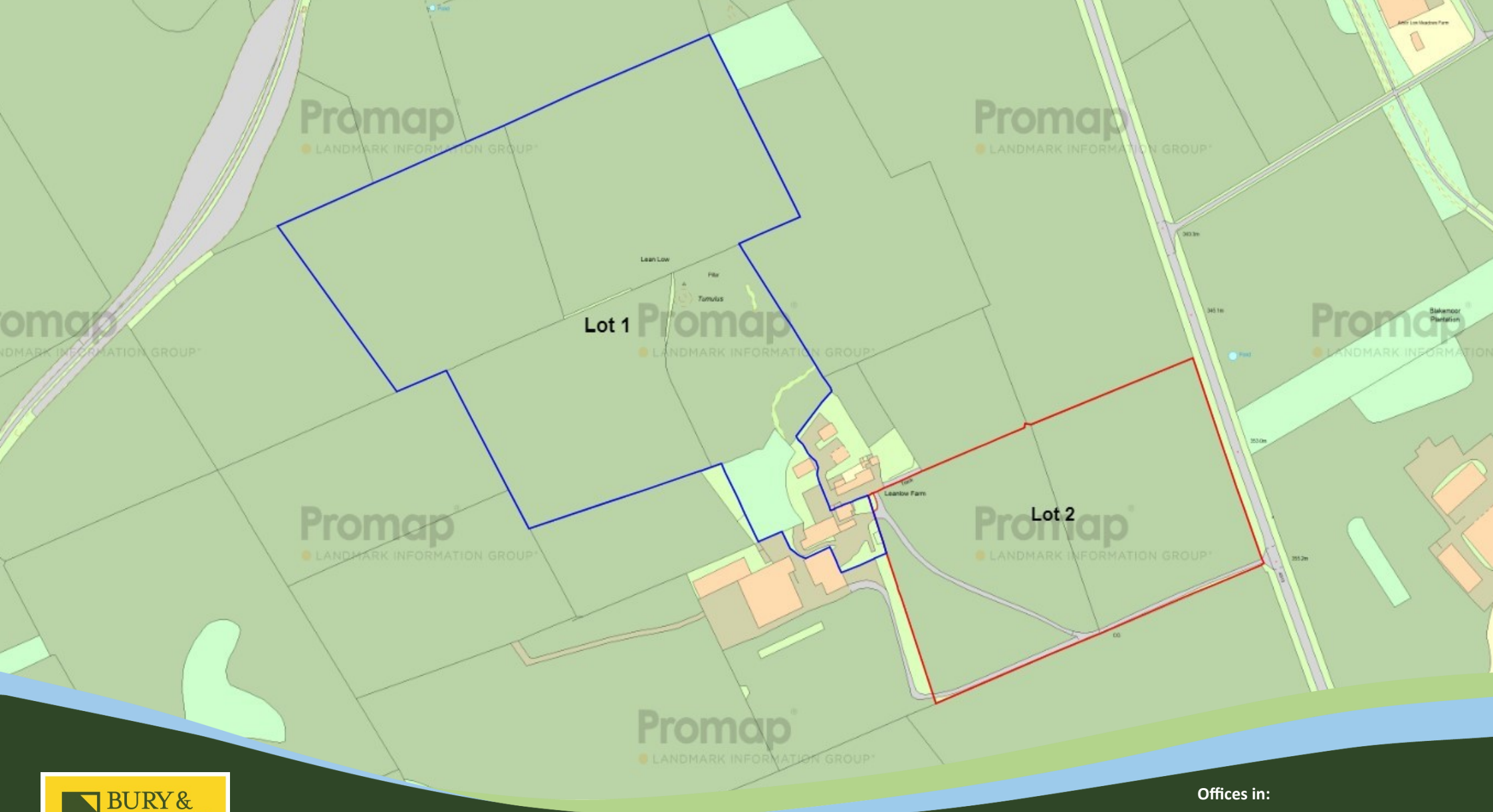
The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding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







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