



Land and Stables
Hulland Ward

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Biggin Lane

Hulland Ward

DE6 3FP



3.31ac

An rare opportunity to acquire a picturesque block of grassland, with 5 stables and tack room all benefitting from impressive countryside views in a quiet yet convenient location.

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

The Agricultural Business Centre, Bakewell DE45 1AH

Auction Guide Price: £150,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Description:

A rare opportunity to purchase a block of grassland in good heart, with a versatile stable block. The land is divided into multiple paddocks, bounded by hedgerows and post and wire fencing extending to approximately 3.31 acres. The stables locate to the south west of the block, offering far reaching views. The property benefits from roadside access.

Location:

The property is situated in a rural location, nearby to the much sought after villages of Hulland Ward, Biggin and Kirk Ireton and the desirable town of Ashbourne (5.3 miles). Slightly further afield are the commercial centres of Derby (11.3 miles) and Nottingham (26 miles).



Directions:

From Hulland Ward Village, travel East on the A517 before turning left onto Biggin Lane, continue on Biggin Lane for approximately 500m where the property will lie on the right hand side as indicated by our For Sale board.

Services:

There are no services connected to the property. The vendor has a rainwater collection system feeding individual troughs in the paddocks.

Tenure and Possession:

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

Sporting and Timber Rights:

The sporting, timber and mineral rights are included insofar as they exist.

Viewing:

Please contact the Bakewell office to arrange a viewing. Please park carefully and considerately.

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.

Method of Sale:

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

Vendor's Solicitors:

Emily Baxter
Ellis Fermor
Ripley

Local Authority:

Derbyshire Dales District Council—01629 761100

Overage Clause:

The property is sold subject to an overage clause, an overage of 50% on any uplift in value arising from planning consent granted outside of agricultural development, for a period until 3 June 2034. Please refer to the auction contract for further details.

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.





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