



Land at Over Haddon
Bakewell



**Land at Over Haddon
Bakewell
Derbyshire DE45 1JF**



Lot 1– 28.29 ac Lot 2 - 12.59 ac

An exciting opportunity to purchase approximately 40.88 acres (16.54 hectares) of productive agricultural grassland, offered in two lots, with convenient roadside access. The land is located on the outskirts of the popular village of Over Haddon.

For Sale by Private Treaty.

Offers over :

Lot 1 - £282,000 Lot 2 - £125,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Lot 1

Shown shaded blue on the plan, the sale offers the opportunity to purchase an attractive and productive block of permanent grassland in a sought-after location, providing a mixture of both mowing and grazing, suitable for all types of livestock and horses. The land extends approximately to 28.29 acres (11.45 hectares), with good roadside access, and is bounded by dry stone walling. The purchasers of lot 1 are responsible for ensuring the internal boundary wall is secure and stockproof.

Lot 2

Shown shaded red on the plan, the sale of the land offers the opportunity to purchase a useful block of grassland extending to approximately 12.59 acres (5.09 hectares), and benefiting from convenient roadside access. The land lays flat and is all down to grass, suitable for mowing and grazing, with dry stone wall boundaries.

Lot 1



Lot 2



Location:

The land is situated within the Peak District National Park, on the edge of the village of Over Haddon, and the outskirts of the popular market town of Bakewell (4 miles to the northeast) where basic amenities can be found. Nearby villages and towns also include Monyash to the west (2 miles), Youlgreave to the southeast (4 miles), Longnor to the west (7 miles) and Buxton to the northwest (11 miles).

Directions:

From Bakewell town centre, head southwest on King Street (B5055) and continue up the hill. Follow the B5055 for approx. 2.5 miles. As the road straightens, turn left onto the lane signposted for Haddon Grove. Follow the land round for approx. 0.80 miles, Lot 1 can be found on your right hand side and Lot 2 just after, indicated by our 'For Sale' boards.

Services:

Lot 1 is serviced with mains water. The purchaser of Lot 2 would have to make their own arrangements for a water supply.

Tenure and Possession:

The land is sold freehold with vacant possession.

Sporting, Mineral and Timber Rights:

The sporting, mineral 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.

Method of Sale:

The land is offered for sale by private treaty.

Vendor's Solicitors:

Elliot Mather LLP Solicitors, 18 Carrington Street, Nottingham, Nottinghamshire, NG1 7FF

Local Authority:

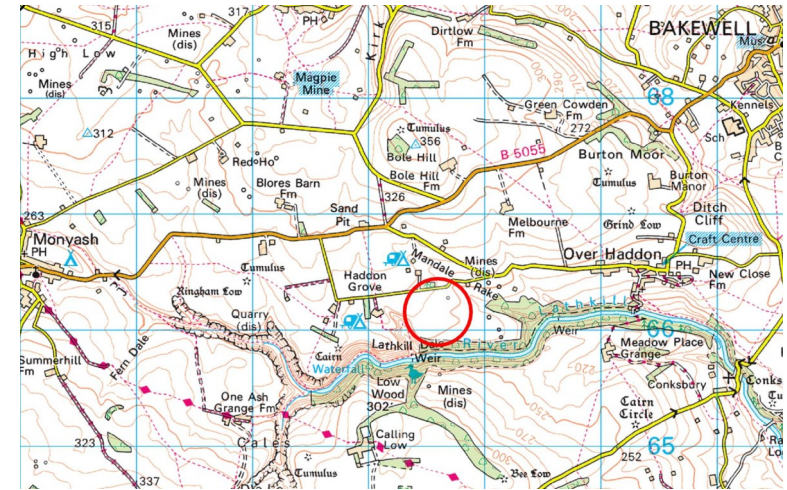
Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN

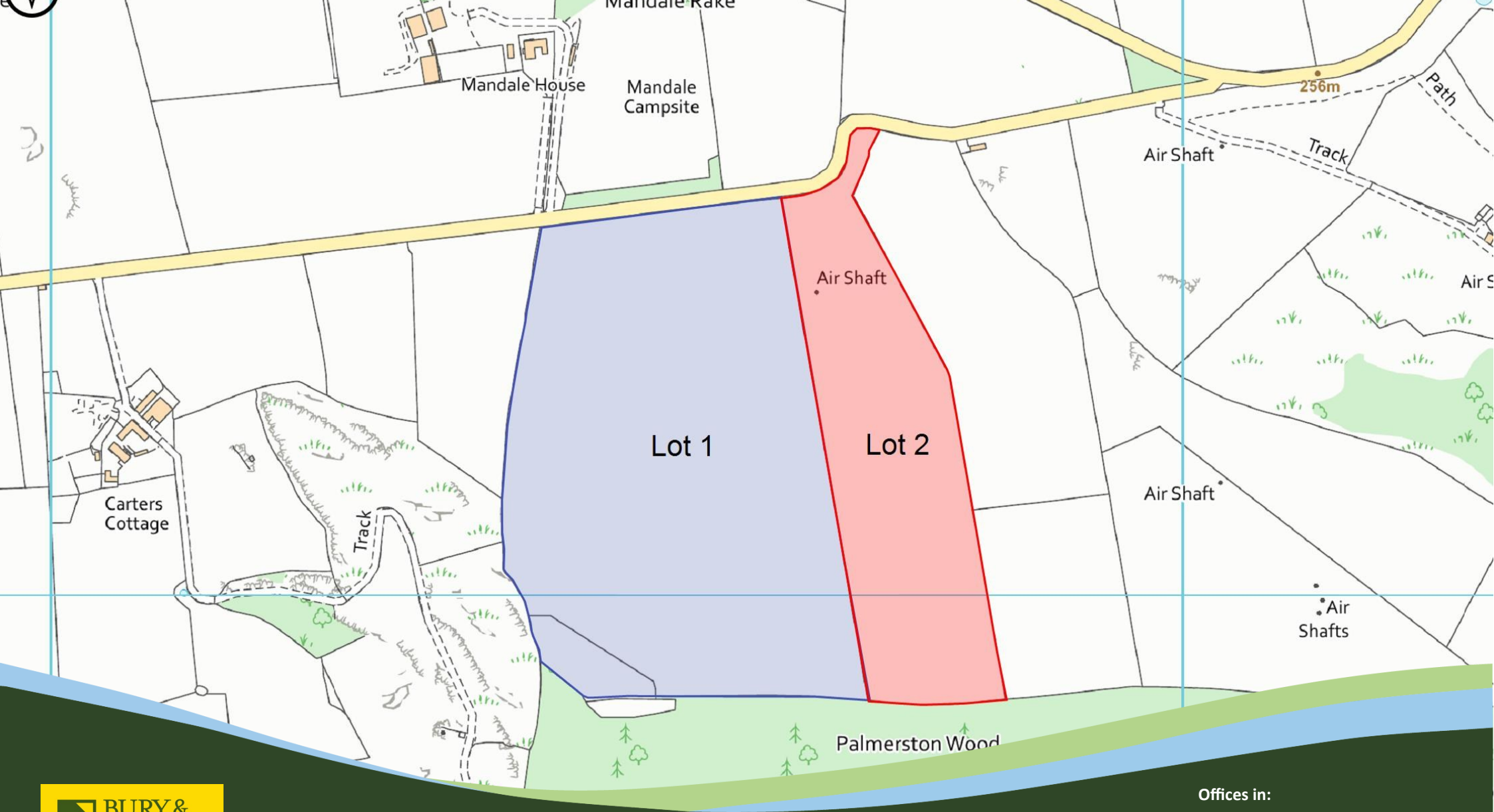
Local Planning Authority:

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

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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