



Land off Hope Road

Edale, Hope Valley



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Edale
Hope Valley
Derbyshire
S33 7ZQ



3.19ac

A rare opportunity to purchase a useful parcel of grassland and a newly planted woodland extending in total to approximately 3.19 acres (1.29 ha) available situated in a rural location on the edge of Edale village. Part of the land is potentially suitable for further development of affordable houses, subject to planning permission.

For Sale by Auction on Monday 19th May 2025 at 3 p.m. The Agricultural Business Centre, Bakewell, DE45 1AH.

Guide Price — £95,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The land is situated in a rural location within close proximity to the Peak District village of Edale within the vale of Edale, which itself lies within the Peak District National Park with far reaching rural views. The land is approximately 6.5 miles from the town of Chapel en le Frith and 5 miles from the popular village of Hope.



Description

The sale of this land offers the opportunity to purchase a useful parcel of grassland in a sought-after area, ideal for grazing or mowing and suitable for all livestock. The land extends to approximately 3.19 acres (1.29 ha). The woodland creation has been planted to the rear of the Water Meadow properties with a range of native species. The land also benefits from having an attractive river frontage along the southern boundary. The land is accessed off a road and a second access off the adjoining cul-de-sac Water Meadows, on the edge of Edale village. The boundaries are a combination of hedgerows and post and wire fencing.

Potential planning:

There has been some pre-application planning advice for the potential erection of a pair of semi detached affordable houses with a positive response, however full planning consent is required and any prospective buyer should make their own enquiries.

Woodland creation Grant:

There is a woodland creation grant which has been implemented on the land which commenced in 2017. The buyer must comply with the remainder of the scheme which ends in 2027.

Directions:

To locate the property, from Chapel-en-le Frith take the road heading east signposted Edale and Blue John Cavern. After passing along Rushup Edge take the left hand turn towards Edale. Continue down this road, through the hamlet of Barber Booth and the property is situated on the right hand side just after the turning for Edale village, as clearly identified by our For Sale sign.

Mineral, Timber and Sporting Rights:

Included as far as they exist.

Covenants:

There is a covenant in place to maintain the woodland boundary along the eastern boundary.

Services:

No mains services are connected, however there is access water from the river bordering.

Viewing:

The land may be viewed in day light hours when in possession of a copy of these particulars. Please do not block the road whilst viewing.

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. There is a right of way across Water Meadows from Hope Road to the land.

Tenure and Possession:

The property is sold freehold with vacant possession upon completion.

Vendor's Solicitors:

Taylor Emmet, Bridge Street, Bakewell, Derbyshire, DE45 1DS. Tel: 01629 812613

Planning Authority:

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, DE45 1AE. Tel 01629 816200

Method of Sale:

This property is to be sold by Auction on the Monday 19th May 2025 at 3 pm. The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire, DE45 1AH.

Deposits and 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 otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. of 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. of VAT) payable on the fall of the hammer. 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.

Money Laundering Regulations 2017:

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 will not be disclosed to any other party.



Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH

T : 01629 812777

E : Bakewell@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

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