



Land off Ashopton Road  
Bamford





**Land off Ashopton Road**

**Bamford**

**Hope Valley**

**S33 0AZ**



**8.98ac**

An exciting opportunity to purchase an attractive block of grassland on the outskirts of Bamford with far reaching views and good roadside access, with the added benefit of fishing rights along the River Derwent.

**For Sale by Public Auction at 3.00pm on Monday 19<sup>th</sup> May 2025 at the Agricultural Business Centre, Bakewell, Derbyshire DE45 1AH**

**Auction Guide Price:**

**£110,000**



Bakewell Office - 01629 812 777



Bakewell@bagshaws.com

**Description:**

The land offers an attractive parcel in good heart that has not been available on the market for more than a century, extending to approximately 8.98 acres (3.63 hectares), and boasting good gated roadside access. The parcel offers grassland suitable for mowing and grazing of livestock and/or horses, with a natural water supply running along the western boundary offering the bonus of fishing rights, fringed by mature trees. The land nearest the roadside gently slopes westerly before levelling off, with a useful track in the centre of the field giving access to the lower section, and is bounded by mature hedgerows and post and rail fencing. The land has been well-maintained and will suit those with equestrian, agricultural, or amenity interests.

**Location:**

Situated in a picturesque rural setting within the Peak District National Park, the land lies on the outskirts of the popular village of Bamford. Close to Ladybower Reservoir, the location offers both natural beauty and excellent transport links to nearby towns and cities. The land is conveniently positioned off Ashopton Road leading directly into the neighbouring village of Hope Valley (1.6 miles), and further towns and villages including Castleton (5.3 miles), Chapel-en-le-Frith (11.1 miles), and Bakewell (12.5 miles) whilst Sheffield city centre lies just 11 miles to the east.





**Directions:**

From the centre of Bamford village, head north along Main Road merging onto Ashopton Road A6013. Follow the road out of the village and continue along Ashopton Road. After passing the final residential property on the right hand side, the land can be found approximately 300 yards up on the left hand side as identified by our "For Sale" board.

**Services:**

There is a natural water supply running through the property. Overhead powerlines give potential for a purchaser to connect to electricity in the future should one wish.

**Tenure and Possession:**

The land is sold freehold with vacant possession.

**Sporting, Mineral and Timber Rights:**

We understand the sporting, mineral, and timber rights are included as far they exist.

**Fishing Rights:**

The fishing rights are included with this property.

**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 defined in these particulars. There are overhead powerlines across the land and it is assumed the correct wayleaves are in place.

**Vendor's Solicitors:**

Freeths LLP, Fifth Floor, 3, 129 Norfolk St, Sheffield City Centre, Sheffield S1 2JE

**Method of Sale:**

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

**Local Authority:**

High Peak Borough Council, Buxton Town Hall, Market Place, Buxton, Derbyshire SK17 6EL

**Local Planning Authority:**

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

**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.

**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 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.

**Agents Notes**

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 red outline on photos is indicative and should not be relied upon.



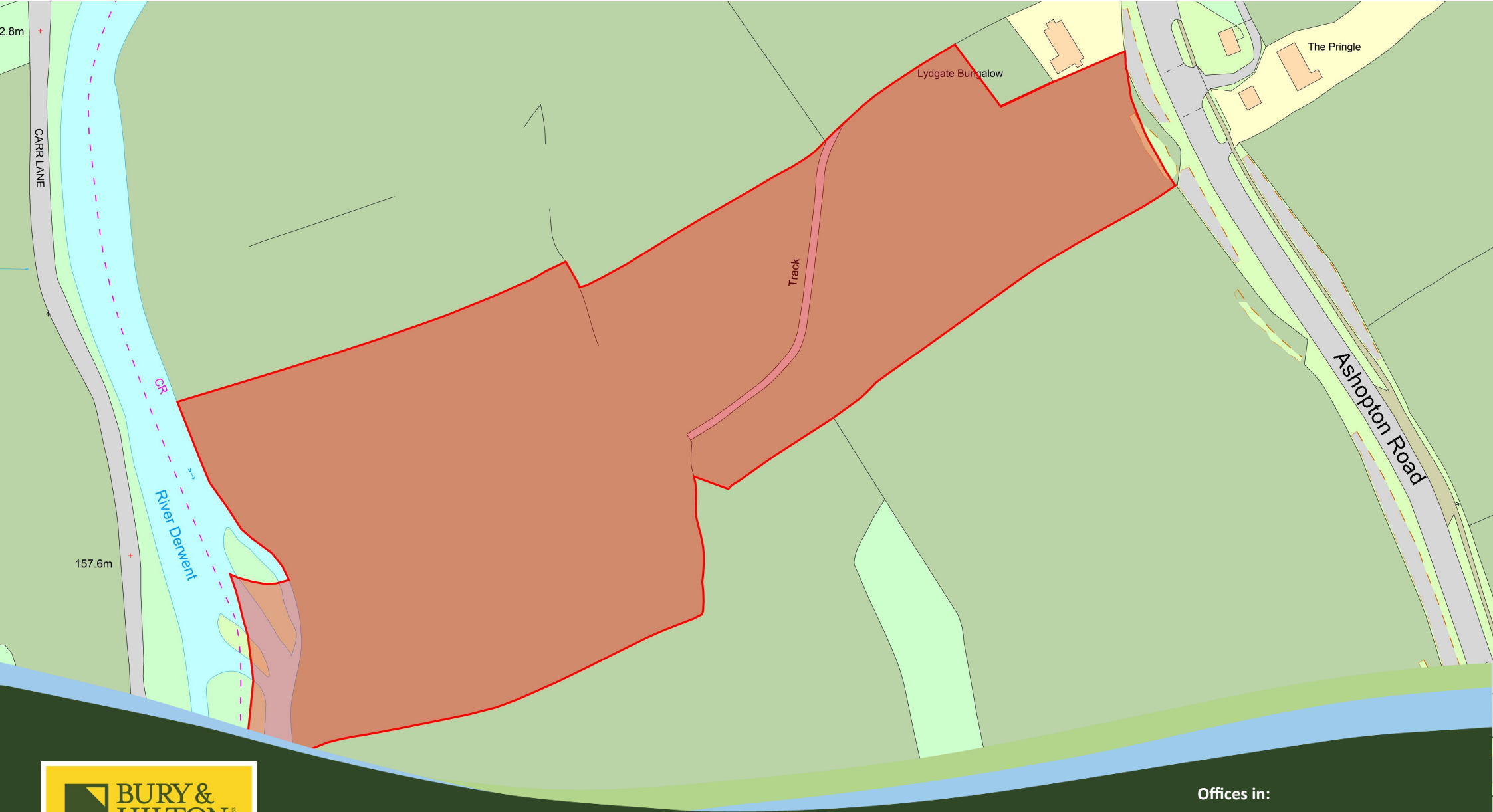












**Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH**

**T:** 01629 812777

**E:** Bakewell@bagshaws.com

**www.bagshaws.com**

**Offices in:**

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811



**RICS**



**CAAV**

