



Land off Harding's Lane  
Heathcote, Hartington





**Land off Harding's Lane  
Heathcote, Hartington  
Buxton  
Derbyshire SK17 0AY**



**8.83 ac**

**A rare opportunity to purchase a useful block of grassland on the outskirts of Heathcote, in a rural position yet with good roadside access.**

**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:**

**£90,000**



**Bakewell Office - 01629 812 777**



**Bakewell@bagshaws.com**

**Description:**

The land offers a useful parcel of productive grassland, extending to approximately 8.83 acres (3.57 hectares), suitable for both mowing and grazing, and has previously been utilised for arable production. Bounded by dry stone walling and post and wire fencing, the land offers multiple gated roadside access points. The land presents an opportunity to acquire a parcel of this acreage, which will suit those with agricultural and equestrian purposes.

**Location:**

Situated in peaceful rural position within the Peak District National Park, the land locates between a number of popular Derbyshire villages with good roadside access. The sought-after village of Hartington offers a range of basic amenities and situates just 1.3 miles to the west. Further nearby towns and villages include Biggin (1.1 miles), Warslow (4.4 miles), Monyash (4.6 miles), Bakewell (9.7 miles), and Buxton (11.7 miles). There are many nearby local walks, bridleways, trails in the surrounding area, excellent for those who enjoy the outdoors and with equestrian interests.





From the centre of Hartington village, head east along the B5054 and follow the road for approximately 0.8 miles. As the road forks, bear right onto Hardings Lane and climb up the hill, for approx. 0.5 miles continuing past the left hand turning for Heathcote, the land can be found on the right hand side, indicated by our 'For Sale' board.

**What3words/// flask.slope.searched**

### **Services:**

We are not aware of any services available at the property.

### **Tenure and Possession:**

The land is sold freehold with vacant possession.

### **Sporting, Timber and Mineral Rights:**

We understand the sporting, and timber rights are included as far they exist. Mineral rights are excluded for the sale.

### **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.

### **Vendor's Solicitors:**

Cowlshaw & Mountford, 90 High Street, Uttoxeter, Staffordshire ST14 7JD.

### **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:**

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

### **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**

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**Offices in:**

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