



# Land off Hyde Lane

Hartington



## Land off Hyde Lane

Hartington

Derbyshire SK17 0DF



**1.28ac**

An opportunity to purchase approximately 1.28 acres of grassland, with roadside access, near to the village of Hartington.

**For sale by auction at 3pm on 19th May 2025 at the Agricultural Business Centre,  
Bakewell, DE45 1AH**

### **Auction Guide Price:**

**£25,000**



Bakewell Office - 01629 812777



bakewell@bagshaws.com

### **Description:**

The sale of this land offers an exciting opportunity to purchase approximately 1.28 acres (0.52 hectares) of grassland, ideally located on the outskirts of a popular village, and considered suitable for the grazing of all types of livestock and horses. The land has roadside access off Hyde Lane through a vehicle gateway to the western boundary. The boundaries are enclosed by way of traditional dry stone walls, supplemented by post and wire fencing and all in stock proof condition.

The land is classified as Grade 5 under the MAFF Agricultural Land Classification scheme, and classified as having a mixture of freely draining, slightly acid, but base-rich soils, and shallow, lime-rich soils over chalk or limestone; which is common to much of the land within the area.

### **Location:**

The land is situated in a rural location, just outside the village of Hartington, and within the Peak District National Park. Furthermore, the land is 10.60 miles from Leek, and 10.80 miles from Bakewell.



**Directions:**

What3words:///metals.detection.emporium

**Services:**

We are not aware of any services connected. However we understand mains water can be found in the vicinity but interested parties should make their own enquiries.

**Tenure and Possession:**

The land is sold freehold with vacant possession upon completion.

**Sporting and Timber Rights:**

The sporting rights are not included with this property. We understand the timber rights are included as far they exist.

**Viewing:**

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully on the B5057.

**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 19th May 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH.

**Vendor's Solicitors:**

Franklin & Co. Solicitors, Town Hall Chambers  
Anchor Square, Bakewell, Derbyshire, DE45 1DR.

**Local Authority:**

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

**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 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.





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

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