



Land off Brookfields
Calver, Hope Valley



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Calver

Hope Valley

S32 3XB



16.51 ac

An opportunity to purchase approximately 16.51 acres (6.68 hectares) of grassland with mains water, suitable for the grazing of livestock and some for mowing, within the popular village of Calver.

The Land is offered for sale by auction at 3 pm on 21st July 2025 The Agricultural Business Centre, Bakewell, DE45 1AH.

Auction Guide Price:

£150,000



Bakewell Office - 01629 812 777



bakewell@bagshaws.com

Location:

The land is situated within the sought-after village of Calver, within the Peak District National Park, with road links to nearby towns and villages such as; Baslow (1.8 miles), Hathersage (4.5 miles), Bakewell (5.0 miles) and Tideswell (6.3 miles). There are many nearby local walks and beauty spots, connecting to the footpath passing through the land.

Description:

The property extends to approximately 16.51 acres (6.68 hectares) in total and offers a block of grassland suitable for grazing of all livestock and horses, with some suited for mowing. The land is currently divided into multiple parcels, with one roadside access point, and benefits from mains water. The land slopes northerly with spectacular views over Curbar Edge and the surrounding valley, and a number of trees scatter the south of the plot, still suitable for grazing.



Directions:

From Calver Crossroads, head southeast on Kingsgate, turn right after approx. 700 yards onto Main Street. Turn left onto Brookfields, and then take the first right, the entrance for the property is straight ahead as indicated by our For Sale board.

Services:

There is mains water connected.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Basic Payment Scheme:

The land is not currently registered with the Rural Payments Agency.

Sporting, and Timber Rights:

The rights are included as far as they exist.

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars.

Overage Clause:

The land will be subject to an overage of 25% upon any uplift in value arising from any development outside agricultural or planning consent from being granted for development for a period of 50 years from the completion date.

Rights of Way, Wayleaves and Easements:

The property is sold subject to any rights of way, wayleaves & easements whether or not they are included in these particulars. In particular there is a public footpath running through the first

paddock and a right of way is also to be reserved for two neighbouring land owners across the first field, access gateway and track. There is a right of way over the entrance

Method of Sale:

The land is offered by Public Auction at 3.00pm on Monday 21st July 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

Foys Solicitors, Church Steps, All Saints Square, Rotherham S60 1QD c/o Roy Ferrill
01709 375561

Planning Authority:

Peak District National Park, Aldern House, Bakewell.

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, payable on the fall of the hammer. For on-line buyers

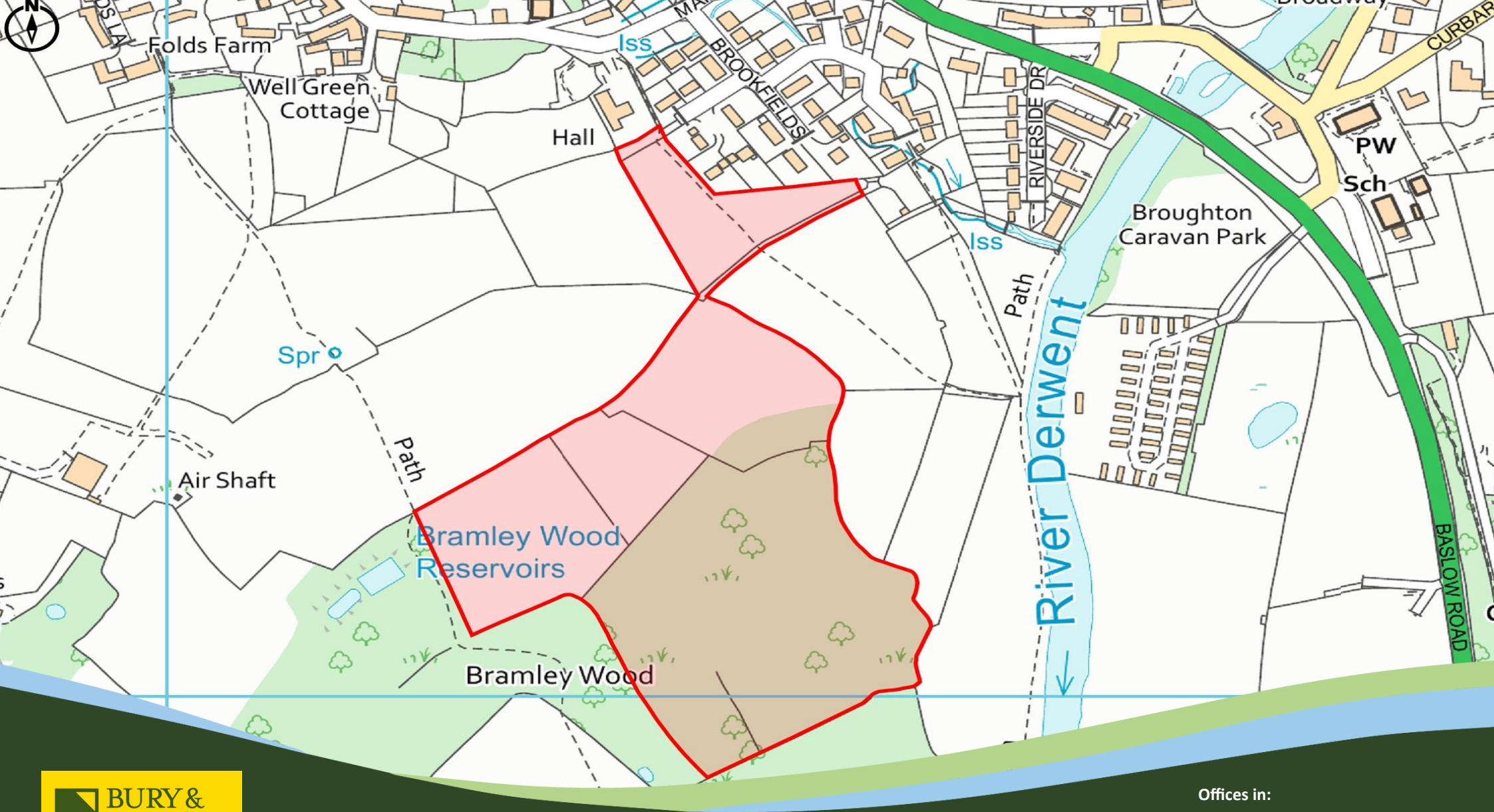
only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

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.



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