



Land off Chesterfield Road
Gladwins Mark



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Chesterfield

S45 0LR



8.17ac

An opportunity to purchase approximately 8.17 acres of productive grassland, suitable for mowing or grazing, with roadside access.

**For sale by auction at 3pm on 21st July 2025 at the Agricultural Business Centre,
Bakewell, DE45 1AH**

Auction Guide Price:

£75,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Description:

The sale of this land offers an exciting opportunity to purchase approximately 8.17 acres of grassland, ideally located nearby to a popular town and considered suitable for the grazing of all types of livestock and horses. The land has roadside access off Chesterfield Road through a vehicle gateway to the southern boundary. The boundaries are enclosed by way of traditional dry stone walls, supplemented by post and wire fencing and all in stock proof condition.

Location:

The land is situated in a rural location, a short distance from the town of Chesterfield and outside the boundary of the Peak District National Park, being within easy reach of Matlock, Bakewell and Chesterfield.

Directions:

What3words:///divisions.shins.removable



Services:

We are not aware of any services connected.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Sporting and Timber Rights:

The sporting and timber rights are included with this property as far they exist.

Mineral Rights:

Mineral rights are not included.

Viewing:

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

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 21st July 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

Kylie Wood , Elliot Mather LLP, 18 Carrington Street, Nottingham, NG1 7FF.

Tel: 0115 7043838

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.





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