



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



7.74 Acres at Buxton Road Fenny Bentley, Ashbourne, DE6 1LA
Auction Guide £80,000

FOR SALE BY ONLINE AUCTION - WEDNESDAY 14TH AUGUST 2024

A desirable block of sound grassland extending to 7.74 acres or thereabouts which is suitable for both mowing and grazing purposes. The road has good road frontage and gated access and also benefits from planning permission to move entrance gate further north if desired.

The land lies in an attractive location within the Peak District National Park and benefits from frontage to Bentley Brook together with mains water connection to three existing troughs. The land will be of interest to those with agricultural and equestrian interests as well as a variety of other potential purchasers.

GUIDE PRICE: £80,000 - £100,000

REGISTRATION FOR BIDDING AND THE CONTRACT AVAILABLE SEVEN DAYS BEFORE THE AUCTION

ONLINE AUCTION BRIEFLY EXPLAINED

Registration and contract accessible SEVEN DAYS BEFORE the auction and no sooner. Register via the blue box on our website listing.

- Needed for registering - contact details, bank details ID and solicitor's details. You may need to register for lots individually.
- 9am auction day – bidding starts on all lots. Either bid throughout the day or put in a maximum bid and the system will bid up to that amount for you. Each lot has an individual finish time from 5pm onward, the running order will be advertised.
- ADVISORY: bidding at the last moment is not recommended. Losing internet connection may not submit your bid and you risk losing out.
- If successful, you will receive an email the following day detailing the next steps. We contact both yours and the vendor's solicitor too, so please ensure to enter your solicitor's details when registering.
- If unsuccessful, the pending transaction disappears within days, and you incur no costs.

Description



A desirable block of 7.74 acres or thereabouts of sound grassland which is suitable for mowing and grazing. The land has the benefit of good road frontage to Buxton Road, and also has the benefit of frontage to Bentley Brook, providing significant amenity appeal.

The land is in two parcels and is generally south facing, with established hedge boundaries together with livestock fencing. The land also has the benefit of a livestock collecting pen by the gateway.

The land will appeal to farmers and investors, as well as those with equestrian and environmental interests.

Access

The land benefits from good road frontage and has an existing access gate approximately in the centre of the frontage. The land is sold with the benefit of planning consent for a new access close to the property known as Valley View, to provide better viability than the existing access. The planning permission has been granted by Peak Park under the reference NP/DDD/0124/0081 - should the new access be installed, the existing access will need to be closed off.

Services

The land has mains water connected with three troughs on site.

Tenure and Possession

We understand vacant possession will be obtained on completion of sale.

Mapping

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings, or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The interested party is advised to obtain verification from their Solicitor or Surveyor.

Guide Price

The guide price is issued as an indication of the auctioneer's opinion of the selling price of the property. Each property offered is subject to a reserve price which is agreed between the seller and the auctioneer 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. For a full definition of guide price and reserve price please contact the auctioneers.

Conditions of Sale

The conditions of the sale will be available on line through the Auctioneers seven days prior to the sale. The purchaser will be deemed to have knowledge of the Conditions of Sale and to have satisfied themselves on all matters contained or referred to either there or in the sales particulars.

Buyer(s) Fee

The successful buyer of each lot shall be required to pay a buyer's fee of £500 + VAT (£600 including VAT) to the auctioneers. This is due on the fall of the hammer. The buyer will be provided with a VAT receipt following the auction.

Solicitor's Details

Denise Graham,
Nigel Davis Solicitors
Spire House
3- 4 Waterside Park
Ashbourne
DE6 1DG

Graham Watkins & Co Online Auction

Graham Watkins & Co Online Auctions is a new, innovative and pioneering platform for buying and

selling property.

It provides all the benefits synonymous with traditional auctions, including: speed and certainty of sale, transparency and zero risk of gazumping or double-selling, but with the added advantage of being able to bid pressure free from the comfort of your own home or office via desktop, tablet or mobile phone.

Registration

A STRAIGHTFORWARD PROCESS FROM START TO FINISH

In order to bid at Graham Watkins & Co Online Auctions you will first need to create an account by providing your contact details. You will be required to verify your email address, by clicking an activation link that we'll send to you via email. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot you will need to complete the bidder registration steps, as detailed below. Please note, the first time you register to bid you will also be asked to verify your mobile number and upload copies of your photo ID (e.g. Driver's licence or passport) and recent proof of address (dated within the last 3 months). This is required so we can easily keep in touch and helps us confirm your identity in the event of you purchasing a lot.

Terms & Conditions

ENSURE YOU READ, UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS

You will be asked to read and accept our Online Auction Terms and Conditions. Additionally, there may be specific documentation relating to the sale of the property you're registering to bid on that will need to be read and accepted before you are able to bid.

Once accepted, you will receive a copy of the document(s) via email for your own records.

Specify Your Solicitor

PROVIDE DETAILS OF YOUR CHOSEN SOLICITOR

You will be asked to provide details of your chosen solicitor, so that in the event of you winning the lot we can initiate the necessary legal proceedings between yours and the vendor's solicitors.

AML

COMPLETE AN ONLINE ANTI-MONEY LAUNDERING CHECK

Graham Watkins are required by law to carry out an online anti-money laundering check on all persons wishing to bid. You will be asked to provide

information to verify your identity, including your date of birth, addresses for the last 3 years and at least one of passport, driving licence or national insurance number.

Bidder Security

REGISTER YOUR CREDIT OR DEBIT CARD FOR THE BIDDER SECURITY

In order to bid online you will be required to register a credit or debit card for the bidder security deposit. We use Stripe who provide a secure, online card registration facility, and they will attempt to place a hold on funds' on your account for the bidder security amount (often known as a payment shadow' as no money is taken at this stage). The bidder security amount will be clearly displayed when registering your card.

On the fall of the electronic gavel, the winning bidder's card will be automatically debited for the bidder security amount, whilst all the unsuccessful bidder's cards will have their shadow payments released (this can take several days depending on the card provider). For more information about this process please read the detailed explanation at the end of this document.

Due Diligence

RECOMMENDED DUE DILIGENCE BEFORE BIDDING

In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability. You should also ensure that you thoroughly read and understand the legal pack and any other associated documentation available online and take proper legal advice accordingly. Finally, understand the contract you are entering into and the financial commitment that you will be liable for should you be the successful purchaser.

Bidding

STRESS-FREE BIDDING FROM THE COMFORT OF YOUR OWN HOME

When the auction opens, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. Having set your preferred bid amount and clicking the Place Bid' button, you will be asked to confirm your bid at which point it will be placed.

Every time you submit a bid you will be clearly shown whether your bid was successful, and a full list of all bids is displayed on-screen at all times.

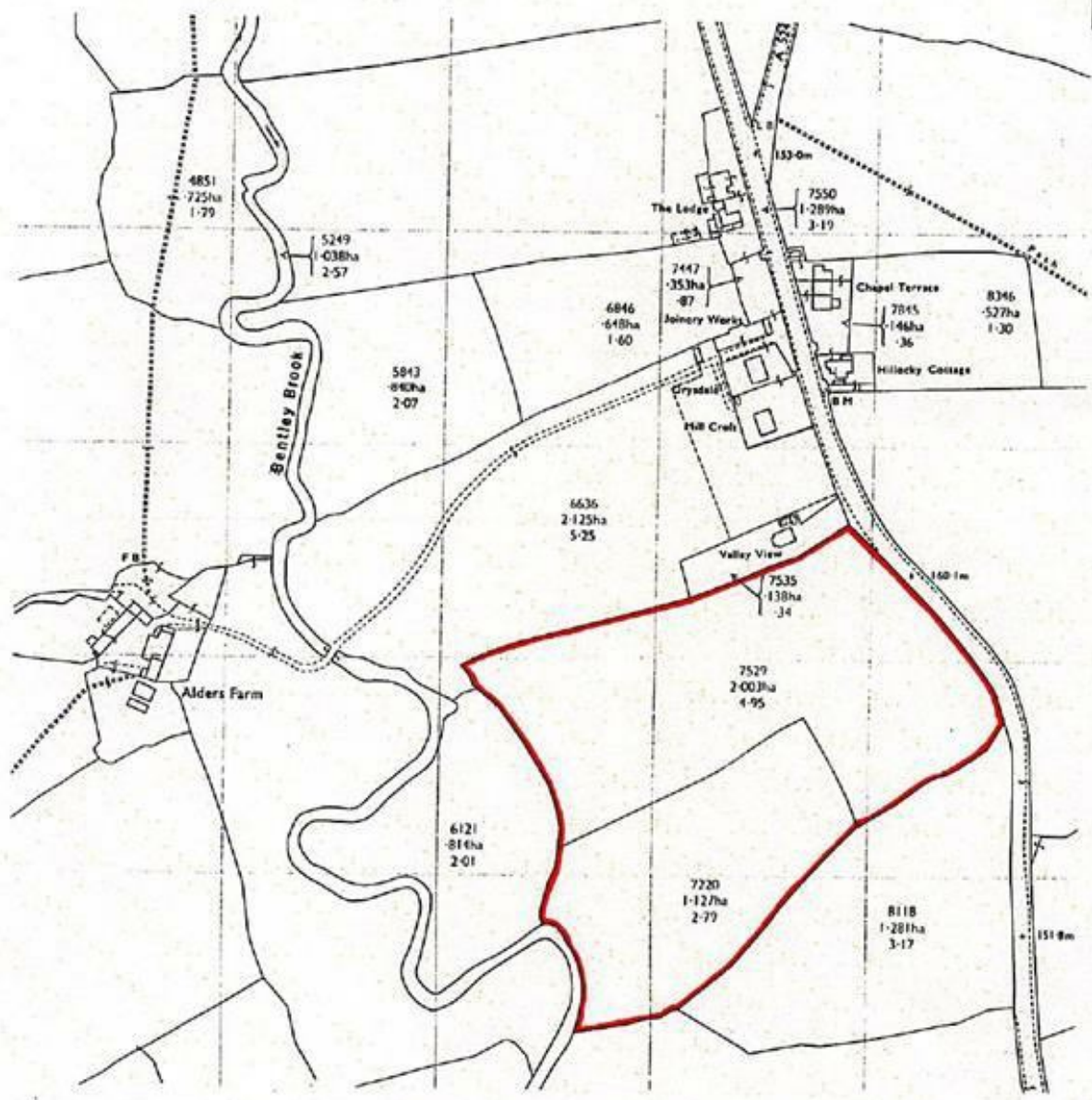
Fall of the Gavel

FALL OF LEGAL POSITION WHEN YOU'VE WON THE AUCTION

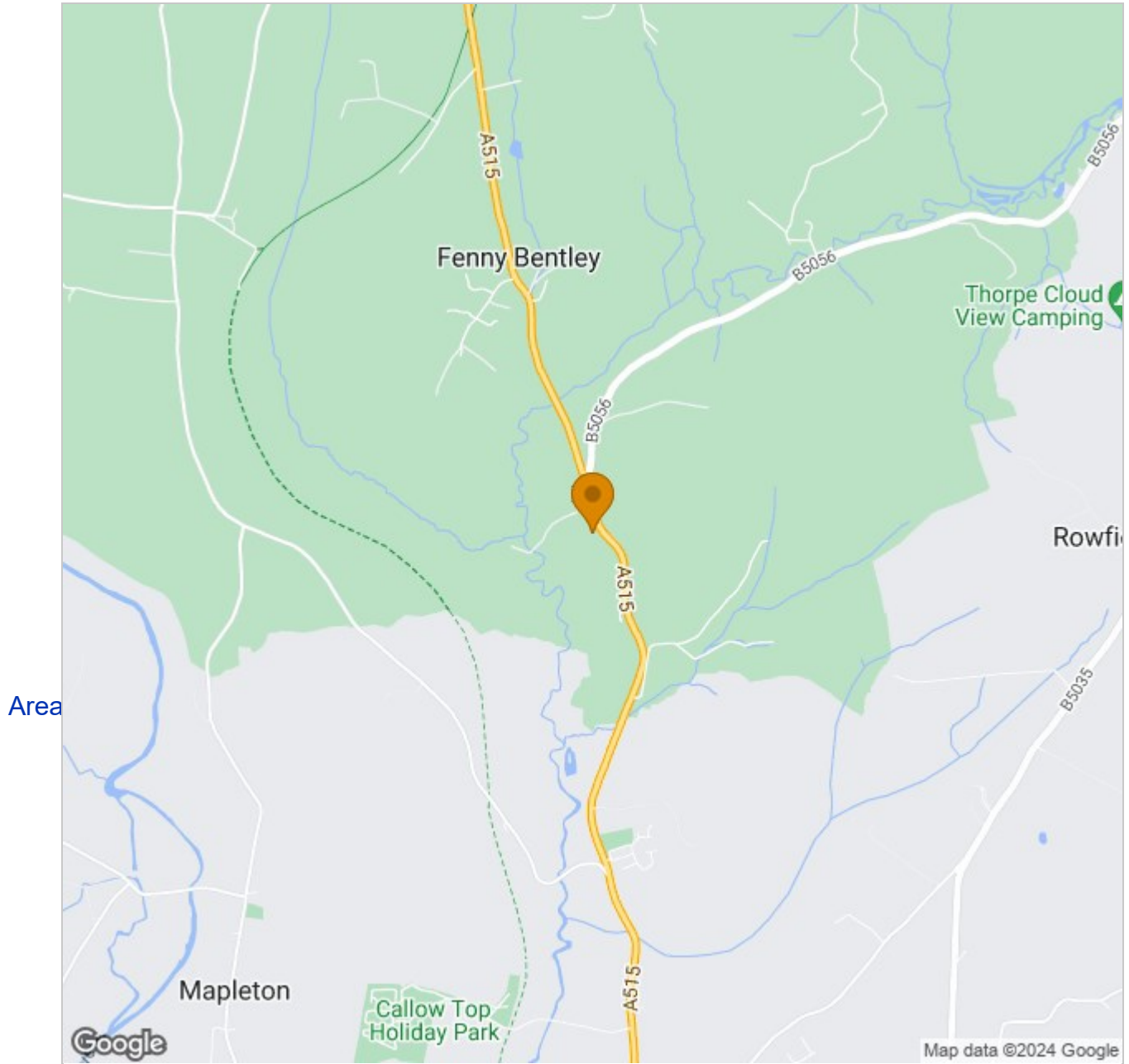
We offer property for sale by immediate,

unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction usually within 28 days following the close of the auction but this will be confirmed within the legal documentation.

H.M. LAND REGISTRY		TITLE NUMBER	
		DY327517	
ORDNANCE SURVEY PLAN REFERENCE	SK 1749	SECTION	Scale 1/2500
COUNTY DERBYSHIRE		DISTRICT DERBYSHIRE DALES	
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Location Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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