



Land off Bradshaw Lane  
Foolow



**Land off Bradshaw Lane**

**Foolow**

**Hope Valley**

**Derbyshire S32 5PZ**



**Lot A – 11.57 ac**

**Lot B - 18.54ac**

A rare opportunity to purchase approximately 30.11 acres (12.19 ha) of pleasant grassland, suitable for mowing and grazing, offered in two lots. The land boasts good roadside access, in a rural location within the Peak District National Park, and will suit those with agricultural, equestrian, and/or amenity interests.

**For sale by Public Auction at 3pm on Monday 21<sup>st</sup> September 2026 at**

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

**Auction Guide Prices:**

**Lot A - £115,000 Lot B - £175,000**



Bakewell Office - 01629 812777



[bakewell@bagshaws.com](mailto:bakewell@bagshaws.com)

**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 Foolow offers a range of basic amenities and situates just 0.6 miles to the south. Further nearby towns and villages include Great Hucklow (1.8 miles), Eyam (3.0 miles), Stoney Middleton (3.6 miles), Bakewell (7.5 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.



# General Information

## Description:

### Lot A—Guide Price £115,000

Shown shaded blue on the plan, the sale offers the opportunity to purchase an attractive parcel of grassland, suitable for both mowing and grazing of all livestock and horses. The land extends to approximately 11.57 acres (4.68 hectares), with good roadside access off a quiet lane, and is bounded by dry stone walls.

### Lot B—Guide Price £175,000

Shown shaded red on the plan, the sale of the land offers a block of grassland extending to approximately 18.54 acres (7.50 hectares), divided into multiple paddocks. Benefiting from good roadside access, the land is bound by dry stone walling, and offers a productive block of land suitable for both mowing and grazing.

The parcels of each land lend themselves to the agricultural, amenity, equestrian, and/or those with hobby farming interests.

**The buyer of Lot A will have first refusal in the auction to purchase Lot B at the same price per acre as Lot A. If this is not exercised, Lot B will be auctioned in the normal way.**

## Directions:

From the centre of Foolow, head west through the village along then take a right just after the St, High’s Church onto Bradshaw Lane and follow the road for approximately 0.5 miles, where the land is situated on the right hand side—all indicated by our ‘For Sale’ boards.

What3words:///resembles.named.increment

## Services:

Both lots are not connected to mains water, however there is a natural water supply crossing both lots during part of the year.

## Tenure and Possession:

The land is sold freehold, with vacant possession granted upon termination of a mowing and grazing licence the 30th October 2026.

## Sporting, Timber and Mineral Rights:

The sporting, timber, and mineral rights are included in the sale as far as they exist.

## Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully and leave gates as found.

## 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.

## Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Boundary Responsibility:

The internal boundary responsibility is shown by an inwards ‘T’ on the land plan.

## Method of Sale:

The property is offered by Public Auction at 3.00pm on Monday 21st September 2026 at The Agricultural Business Centre, Bakewell, Derbyshire DE45 1AH

## Vendor's Solicitors:

Taylor Emmet, Riverside Business Park, Buxton Road, Bakewell, DE45 1GS

## Local Authority:

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

## Local Planning Authority:

Peak District National Park Authority, 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:

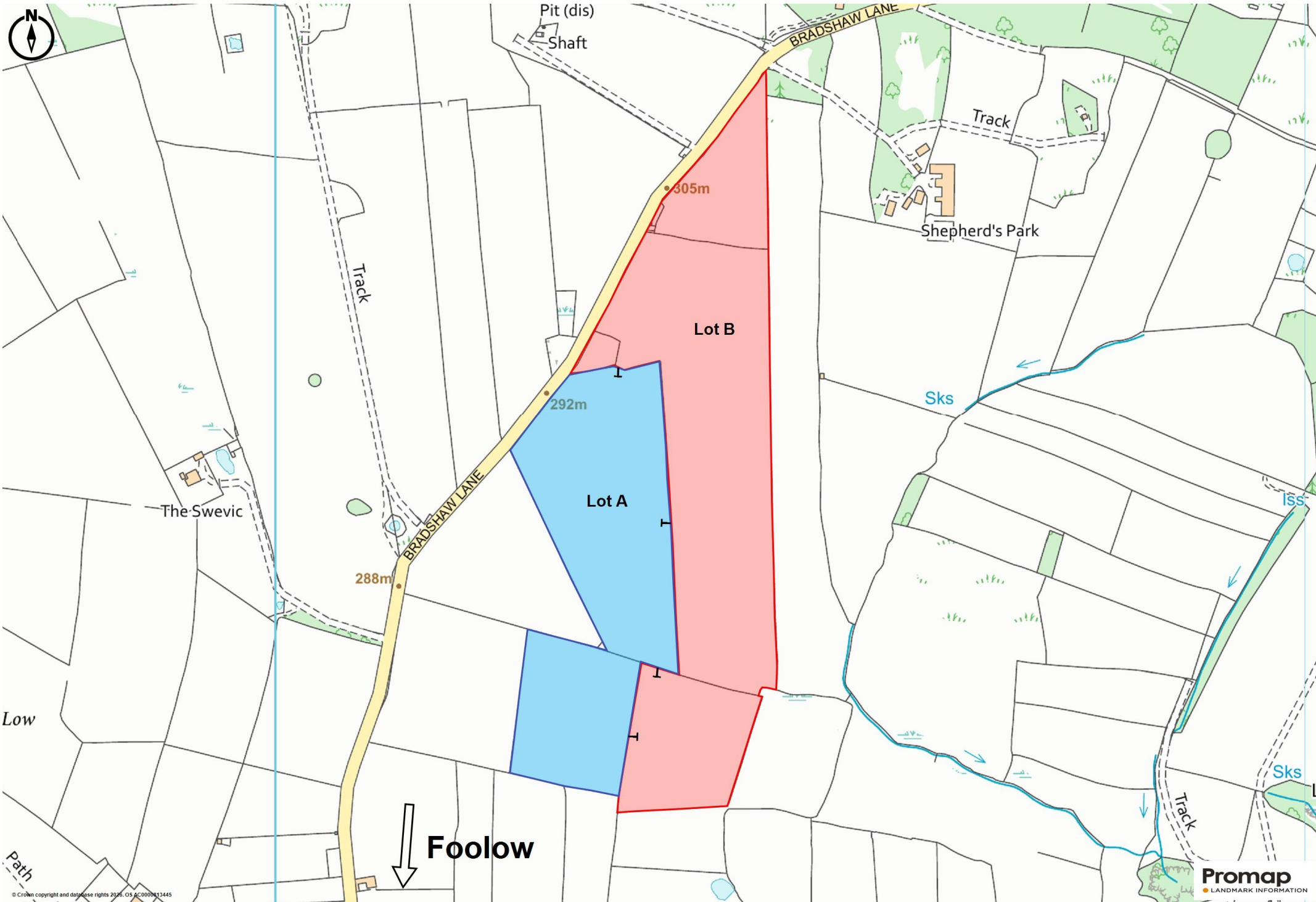
The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 42 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.



**Foolow**

**Lot A**



**Lot A**



**Lot B**



**Lot B**





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

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