



Woodland off Harding's Lane Hartington



**Woodland Off Harding's Lane
Hartington
Buxton
Derbyshire
SK17 0AY**



3.12 ac

A pleasant block of amenity woodland offering a variety of mature trees with a rock face and grass understorey. The woodland sits on the outskirts of a popular village of Hartington, extending to approx. 3.12 acres, perfect for those with rich environmental or lifestyle interests.

Guide Prices: £15,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Description

A parcel of woodland situated in a rural yet accessible location, on the outskirts of Hartington within the Peak District National Park. The woodland extends to approximately 3.12 acres (1.26 hectares), offering a variety of established tree species situated on a hillside with rock face with a grassy understorey. The property is accessible from the road, with dry stone walled to part of the perimeter. The woodland offers excellent amenity appeal in a beautiful rural setting, whilst remaining nearby to towns and amenities, suiting a wide range of buyers including neighbouring landowners, amenity purchasers and those seeking a lifestyle interest.



General Information

Location:

The woodland is rural yet accessible to nearby sought after village of Hartington which is 0.8 miles with the market towns of Bakewell being to the east (9.5 miles), and Ashbourne to the south (9.9 miles) where a wide range of amenities can be found. There are many nearby local walks, bridleways, trails and beauty spots within the surrounding area, excellent for those who enjoy the outdoors, particularly being within the Peak District National Park.

Directions:

From the centre of Hartington, head east out of the village along the B5054. follow the road approx. 0.75 miles and then there is a junction on the left for Crowdecote, take the right hand turning onto Harding's Lane, the Woodland will be on the right hand side indicated by our for sale board.

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Sporting, Timber and Mineral Rights:

The sporting and timber rights are included insofar as they exist. The mineral rights are not included.

Services:

We are not aware of any mains services at the property.

Viewing:

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

Tenure and Possession:

The property is sold freehold with vacant possession upon completion.

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

Rights of Way, Wayleaves & Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist whether or not they are defined 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.

Vendor's Solicitors:

Bowcock and Pursaill Solicitors , 54 St Edward St, Leek , ST13 5DJ

Local Authority:

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

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.



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