

Lot 1

Lot 2

Land at Stanedge Road, Bakewell, Derbyshire, DE45

12.66 acres available as a whole or in two lots

HOWKINS &  
HARRISON



## Land off Stanedge Road, Bakewell, Derbyshire, DE45

Two blocks of pastureland extending to approximately 12.66 acres available as a whole or in two lots:

Lot 1: 11.59 acres off Stanedge Road  
Bakewell.

Guide Price: £85,000

Lot 2: 1.07 acres off Stanedge Road  
Bakewell.

Guide Price: £20,000

### Features

- Direct highway access.
- Currently agricultural with potential for alternative uses subject to planning.
- Close to the market town of Bakewell in the Peak District.
- Established permanent pasture.
- Lot 1 is situated next to a commercial development, school playing fields and an electrical sub station.





## Location

The properties are located within the Peak District off Stanedge Road, just outside the market town of Bakewell, Derbyshire. The closest train station is 8 miles away in Matlock.

## Description

The Property for sale comprises two lots of agricultural land which have the potential for alternative uses subject to planning:

### Lot 1

A block of 11.59 acres of permanent pasture split into 3 useful stock proof fields. The property is situated to the north of Stanedge Road with direct road access.

### Lot 2

Comprises 1.07 acres of permanent pasture with a small wooden framed building. The field is stock proof. The property is situated to the south of Stanedge Road with direct road access.

## Tenure & Possession

The properties are offered freehold with vacant possession being provided upon completion.

## Services

None connected. A mains water pipe runs close to the entrance of St Anselm's School.

## Sporting, Timber, Mineral Rights

Sporting and Timber Rights are included. Minerals are excluded.

## Basic Payment Scheme

No entitlements will be transferred with the sale.



## Easements, Wayleaves and Rights of Way

The property is sold with all Easements, Wayleaves and Rights of Way which may exist whether described within these particulars or not.

**Lot 1 (only):** The neighbouring landowner (St Anselm's School) have a right at point A (only) to turn a vehicle in a small area – this is so a hedge can be maintained on their own boundary line. This turning area could be fenced off at the purchaser's discretion.

**Lot 2 (only):** There is a right of way benefiting the adjoining field between the northern most point (the field entrance) to the southern end of the field. The access is for agricultural use only.

## Overage

**Lot 1 (only):** The vendors and their successors in title will retain a development overage of 25% for a period of 30 years which will be triggered by any non-agricultural or equestrian change of use or planning permission.



## Method of Sale

The property will be offered for sale by private treaty as a whole or in two lots.

## Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entered by the vendor or their agent in respect of any errors, omissions or misdescription. The plan is for identification purposes only.

## Local Authority

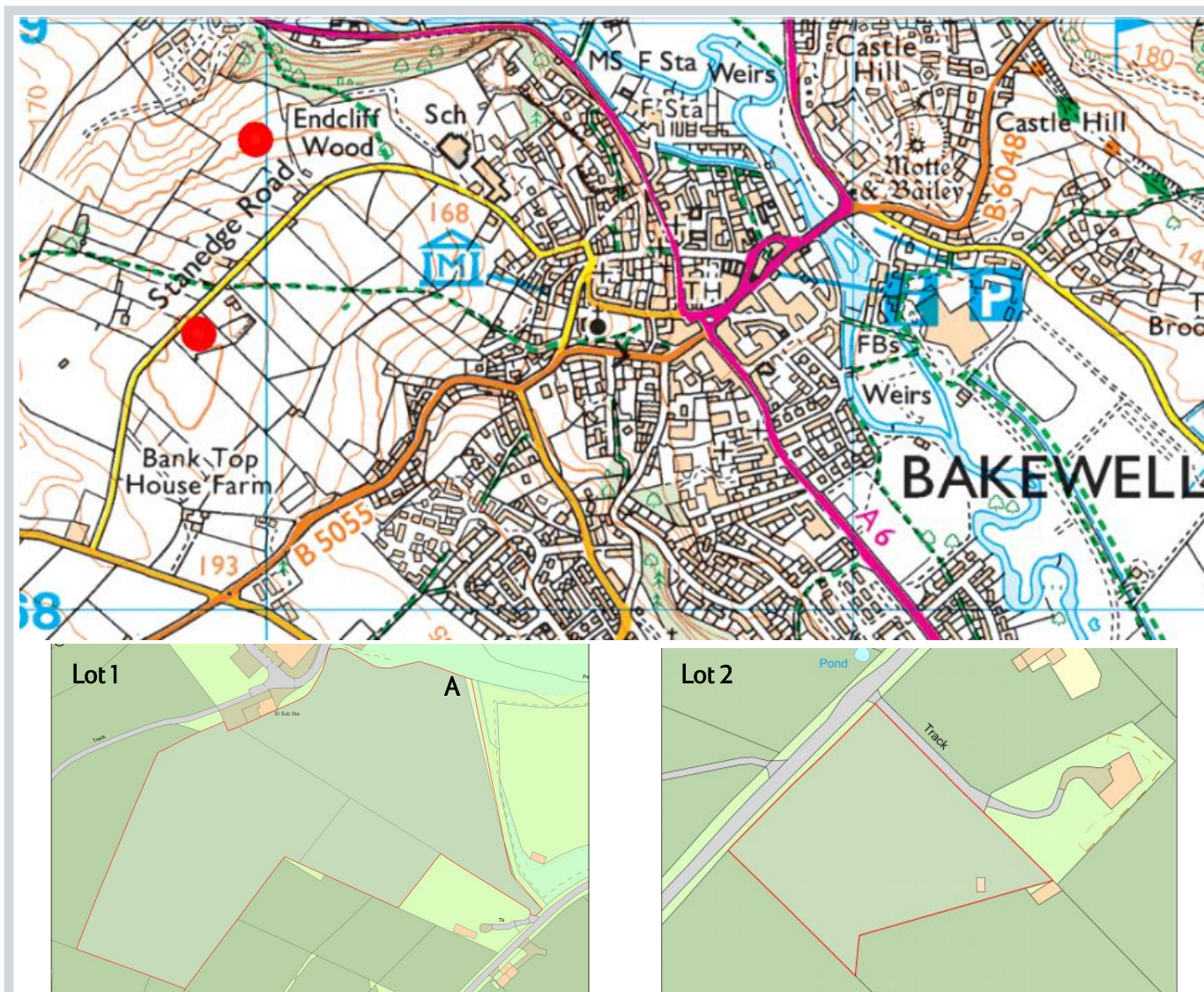
Peak District National Park Authority  
Aldern House, Baslow Road, Bakewell, Derbyshire  
DE45 1AE  
Tel: 01629 816200

## Viewing Arrangements

Strictly by prior appointment, please contact Ian Large BA (Hons) MSc MRICS FAAV, or Olivia Howard on 01530 877977 (option 2) or [ian.large@howkinsandharrison.co.uk](mailto:ian.large@howkinsandharrison.co.uk), [Olivia.howard@howkinsandharrison.co.uk](mailto:Olivia.howard@howkinsandharrison.co.uk)

## Anti-Money Laundering Regulations

Under the money laundering directive (S12017/692) we are required under due diligence as set up under HMRC to take full identification (e.g. photo ID and recent utility bill as proof of address). When a potential purchaser submits an offer of a property please be aware of this and have the information available.



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

