

Land off Soft Water Lane Bradwell

Land off Soft Water Lane, Bradwell, Hope Valley, Derbyshire, S33 9LD

A rare opportunity to purchase a parcel of grassland with a small livestock shelter and mobile porta cabin extending to approximately 1.22 acres (0.49 ha), on the outskirts of the popular village of Bradwell.

For Sale by Auction at 3pm on 12th July 2021, The Agricultural Business Centre, Bakewell.

Guide Price £25,000 - £30,000

Location:

The land is in a picturesque location with views across the countryside, accessed from Soft Water Lane via a right of way. The land is located on the edge of the village of Bradwell, where basic amenities can be found but is also within easy reach of the market towns of Bakewell (10.5 miles) and of Chapel en le Frith (9 miles).

Directions:

From the centre of Bradwell by the village shop, head south along Netherside, B6049 to the traffic lights. Then turn left onto Soft Water Lane by the Bradwell Brook. Continue straight and past the residential properties, following the track to a gateway straight ahead. The land will then be across the first field and through the left hand field gate indicated by our 'For Sale' board.

Description:

The sale of this land offers grassland in a sought-after area, ideal for grazing of all livestock and horses. The land measures approx. 1.22 acres (0.49 ha) and is separated into three paddocks with post and wire fencing. The external boundaries are a post and wire fence, dry stone walling and hedgerows.

Livestock Shelter:

A mono pitched timber framed low height building with zinc sheeting to the roof and rear, situated on the boundary being used as a livestock shelter.

Porta Cabin:

There is a porta cabin on the southern boundary, split into two sections, one being used as a stable/loose box and the other used as storage. There is potentially scope for replace of the structure with a modern equivalent, but may be subject to the necessary planning consents.

Services:

No mains services are connected.

Basic Payment Scheme:

The land is eligible for The Basic Payment Scheme under the Rural Payments Agency. No BPS entitlements are included.

Viewing:

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

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. The land is accessed from Soft Water Lane and then across third party land, shown brown on the plan.

Timber & Sporting Rights:

Included as far as they exist.

Tenure & Possession:

The property is sold freehold with vacant possession upon completion.

Vendor's Solicitors:

Cooper Sons Hartley and Williams, 9 Terrace Road, Buxton, Derbyshire, SK17 6DU.

Local Planning Authority:

Peak District National Park Authority, Aldern House, Bakewell, DE45 1AE

Method of Sale:

The land is offered by Public Auction at 3.00pm, Monday 12th July 2021 at The Agricultural Business Centre, Bakewell, DE45 1AH.

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 stated otherwise at the auction. The sale of each lot is subject to a buyer's fee of £400 +

VAT (£480 inc. VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

Conditions of Sale:

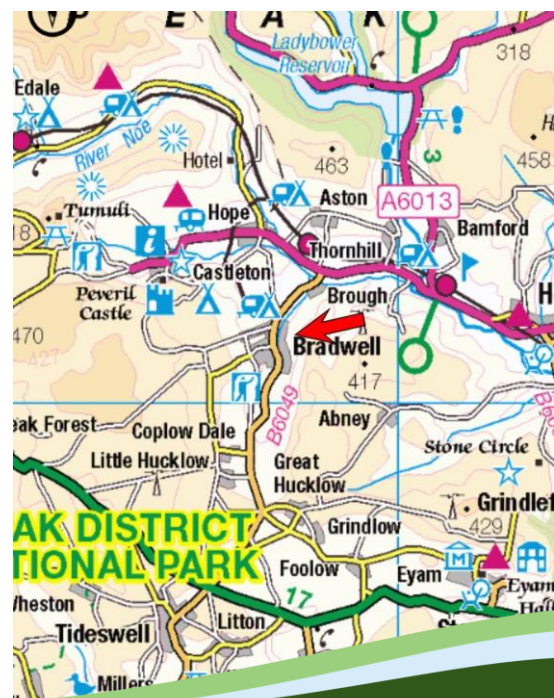
The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions 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

Money Laundering Regulations:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

Agents Note:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.



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