



Stone Barn and Land Sheen, Buxton

Stone Barn and Land, Sheen, Buxton, Staffordshire, SK17 0HT

A detached two storey stone barn situated in a rural location near to the sought after village of Sheen, with potential for conversion subject to planning permission, with far reaching rural views together with adjoining land measuring approx. 7 acres, with a further approx. 15.90 acres of grassland available as a separate lot.

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

Guide Prices: **Lot 1: £200,000 - £250,000**
Lot 2: £130,000 - £135,000

Location:

The barn and land are situated in a rural location near to the village of Sheen, a small village that lies within the heart of the Peak District National Park. Local facilities are available within the village including a village hall with a part time post office, a public house and Church, whilst a wider range of village amenities are available in the nearby villages of Hartington and Longnor. The nearby market towns offer a wider range of facilities including supermarkets, high street shops, restaurants and secondary schools. Whilst being situated in a rural situation it is very accessible with the barn being 11.5 miles to the west of market town of Bakewell, 9.5 miles to the south of spa town of Buxton, 10 miles to the east of the market town of Leek. There are many nearby local walks, bridleways, trails and beauty spots in the surrounding area within the Peak Park, excellent for

those who enjoy the outdoors and with equestrian interests.

Directions:

From the village of Hartington, head west out of the village along the B5054. After a short distance, take the first right hand turning which is sign posted for Sheen. Follow the road to the cross roads junction on the edge of Sheen Village. Continue straight over heading towards The Brund. Once at the end of the road, turn right and go up the hill. Once at the first set of cross roads, turn left and after a short distance, the barn can be found on the right hand side indicated by our For Sale board. Lot 2 will be found further along the road on the right hand side, indicated by our For Sale board.

Viewing:

Viewings can be undertaken at any reasonable time in daylight hours while in possession of a set of these particulars. Please ensure the barn doors are closed on exit.



Lot 1 – £200,000 - £250,000

Description:

A traditional two storey stone barn positioned just off the lane, leading into a spacious plot with a yard and grass area to the front situated in a rural location with far reaching countryside views. The barn internally on the ground floor is separated into two rooms, the first being full height to the roof and the second having a room over. Both rooms have external access doors and first floor window to the front and have concrete flooring. The first floor space is access through a door leading from room one.

Room One:

15' 5" x 15' 8" (4.69m x 4.78m)

Room Two:

15' 10" x 15' 6" (4.83m x 4.72m)

First Floor Room:

15' 10" x 15' 6" (4.83m x 4.72m)

There is ample head height on the first floor.

The barn offers scope for a wide range of alternative uses such as residential dwelling, tourism accommodation or for rural business, all subject to obtaining the necessary planning consents. The sale of this site does offer a unique opportunity and an inspection is thoroughly recommended.

Land:

The adjoining grassland extends to approximately 7 acres (2.83 ha) in total with road side access. The land is suitable for mowing and grazing with dry stone walled boundaries consisting of one field.

Lot 2 - £130,000 - £135,000

Land:

There is approximately 15.90 acres (6.43 ha) of grassland, all suitable grazing and some for mowing. The land has two access points off the road and is separated into a number of fields. There are dry stone walled boundaries in a stock proof condition.

Services:

No mains services are connected to either lot. There are overhead electricity lines that cross both lots, with a line close to the barn for possible future connection, subject to the connection costs. There is a stream that crosses Lot 2.

Rights of way, wayleaves and easements:

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars. The buyer of Lot 1 will be responsible for the boundary wall between the two lots.

Fixtures and Fittings:

Only the items referred to in the particulars are included within the sale.

Tenure and Possession:

The property is sold freehold with vacant possession will be granted upon completion. The boundary wall between the two lots will be included within Lot 1.

Basic Payment and Environmental Stewardships:

The land is not currently registered with the Rural Payments Agency but is eligible for claiming. Basic payment entitlements are not included in the sale. The land is not subject to any environmental stewardship agreements.

Local Planning Authority:

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire.

Vendors Solicitors:

A H Brooks and Co, Derby House, Derby Street, Leek, Staffordshire, ST13 6JG. Contact Sarah Hooper.

Method of Sale:

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

Deposits and 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 2003. 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 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.

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 is for this purpose only and will not be disclosed to any other party.





Lot 2



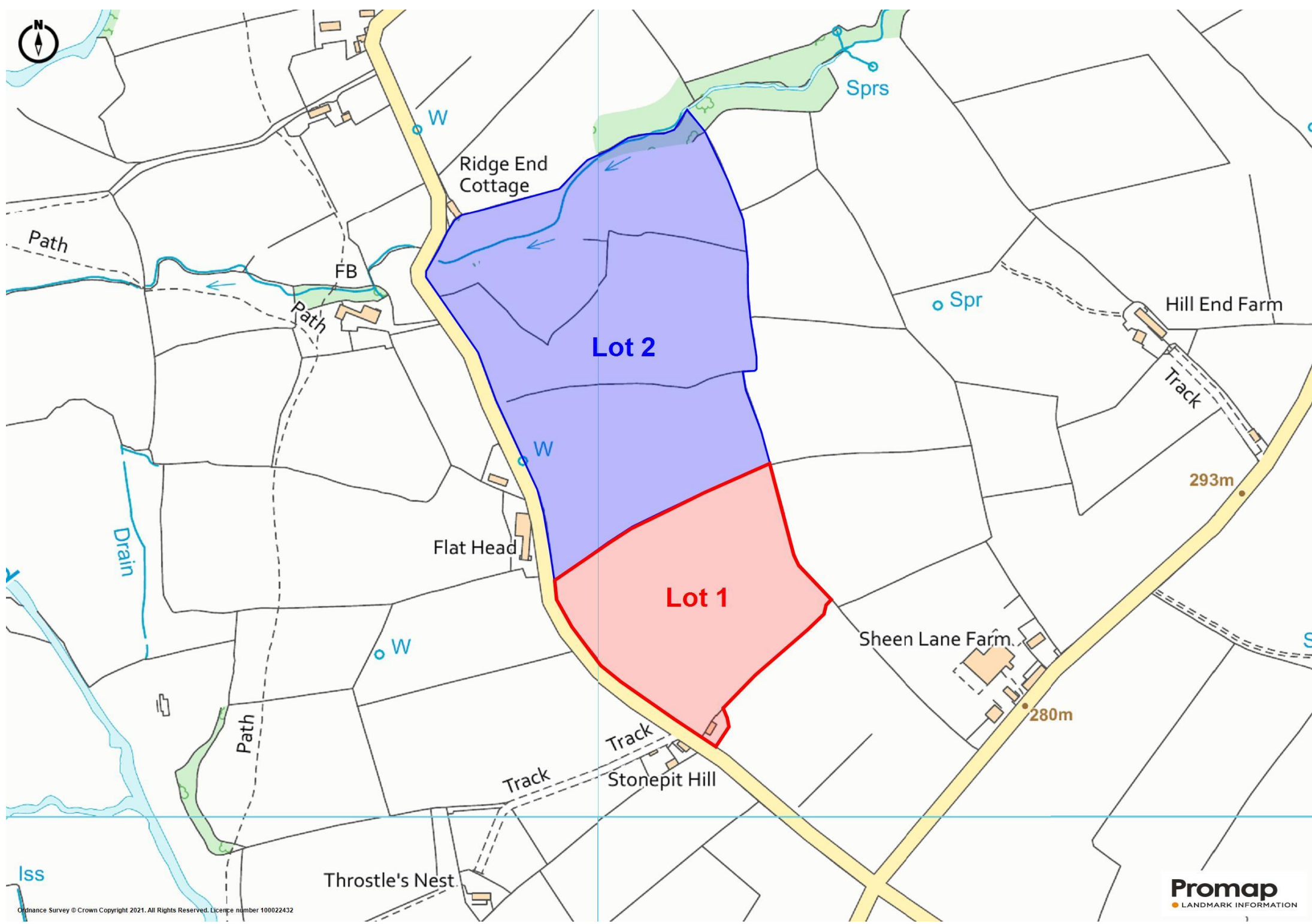
Lot 2

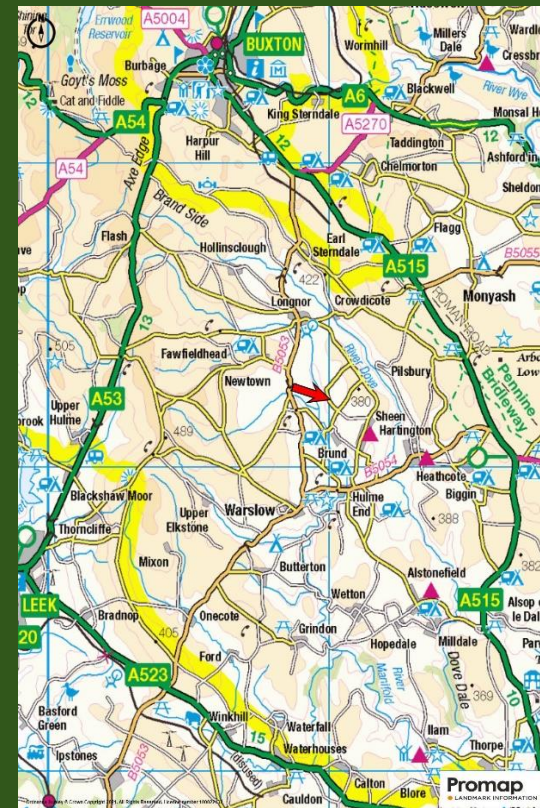


Lot 2



Lot 2





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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