



# Land and Barns off Oakerthorpe Road

Bolehill



## Land and Barns off Oakerthorpe Road

Bolehill  
Matlock  
Derbyshire  
DE4 4GP



Lot A	Lot B	Lot C	Lot D
4.38 ac	16.18 ac	2.29 ac	41.54 ac

A unique opportunity to acquire up to four lots of productive and useful grassland, extending to approx. 64.39 acres (26.06 hectares) in total alongside a range of traditional agricultural buildings, boasting potential for conversion (subject to planning consents). The land on offer is all suitable for grazing, and most for mowing, appealing to those with agricultural, equestrian, smallholder and/or development interests.

The land is located in a sought-after area, with far-reaching views across the Derbyshire countryside, and is within close proximity of popular towns.

**For Sale by Public Auction at 3pm on 19<sup>th</sup> May 2025 at  
The Agricultural Business Centre, Bakewell DE45 1AH**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





# Land & Barns off Oakerthorpe Road

## Location:

The land and barns on offer situate in a rural but accessible position, on the outskirts of the village of Bolehill, located within the Derbyshire countryside. Whilst being rural, the property offers good road links to popular nearby villages, towns, and amenities including Matlock to the north (4.2 miles), Belper to the southeast (6.6 miles), Ashbourne to the southwest (10.1 miles), and Bakewell to the northwest (12.5 miles). The property sits just a stones throw from the Peak District National Park, benefitting from an array of local walks, bridleways, trails and beauty spots.

## Description:

The sale of land and barns off Oakerthorpe Road offers an exciting opportunity to purchase multiple lots of grassland, ranging in acreage, with a mixture of traditional outbuildings. The property locates in a highly desirable location where land rarely becomes available on the open market, suiting those with agricultural, equestrian, and/or potential development interests.

The property briefly comprises four lots; two barns and 4.38 acres of grassland, 16.18 acres, 2.29 acres, and a barn with 41.54 acres, all down to permanent pasture. The buildings present development opportunity (subject to the necessary planning consents), and are flexible in their uses.

## Directions:

From Matlock town centre, head south on the A6 Dale Road and follow the road through Matlock Bath. At Cromford traffic lights turn right onto the B5056 signposted for Newhaven, and follow the road for approximately 1.0 mile. Turn left under the bridge onto Oakerthorpe Road and follow the road round through the village for approx. 0.5 miles. The property can be found on the left hand side, indicated by our 'for sale' board. Access to the property is off Sough Lane where a right of way is granted.

What3Words: ///rocky. voucher.looms





Cromford Moor

Barrel Edge

323m

Mast

Bolehill

Path

Track

Wigwellnook Farm

Track

Track

Path

246m

OAKERTHORPE ROAD

Track

Track

Air Shaft

Lot D

41.54 acres (16.81 ha)

Lot C

2.29 acres (0.93 ha)

Lot B

16.18 acres (6.55 ha)

Lot A

4.38 acres (1.77 ha)

272m

Woodstock Plantation

Path

Shaft

LITTLE BOLEHILL

269m

Iss

Sks

Bolehill

Shaft

Pit (dis)

Spitewinter

Track

Sitch Mine (dis)

Ash Farm

Home Farm

229m

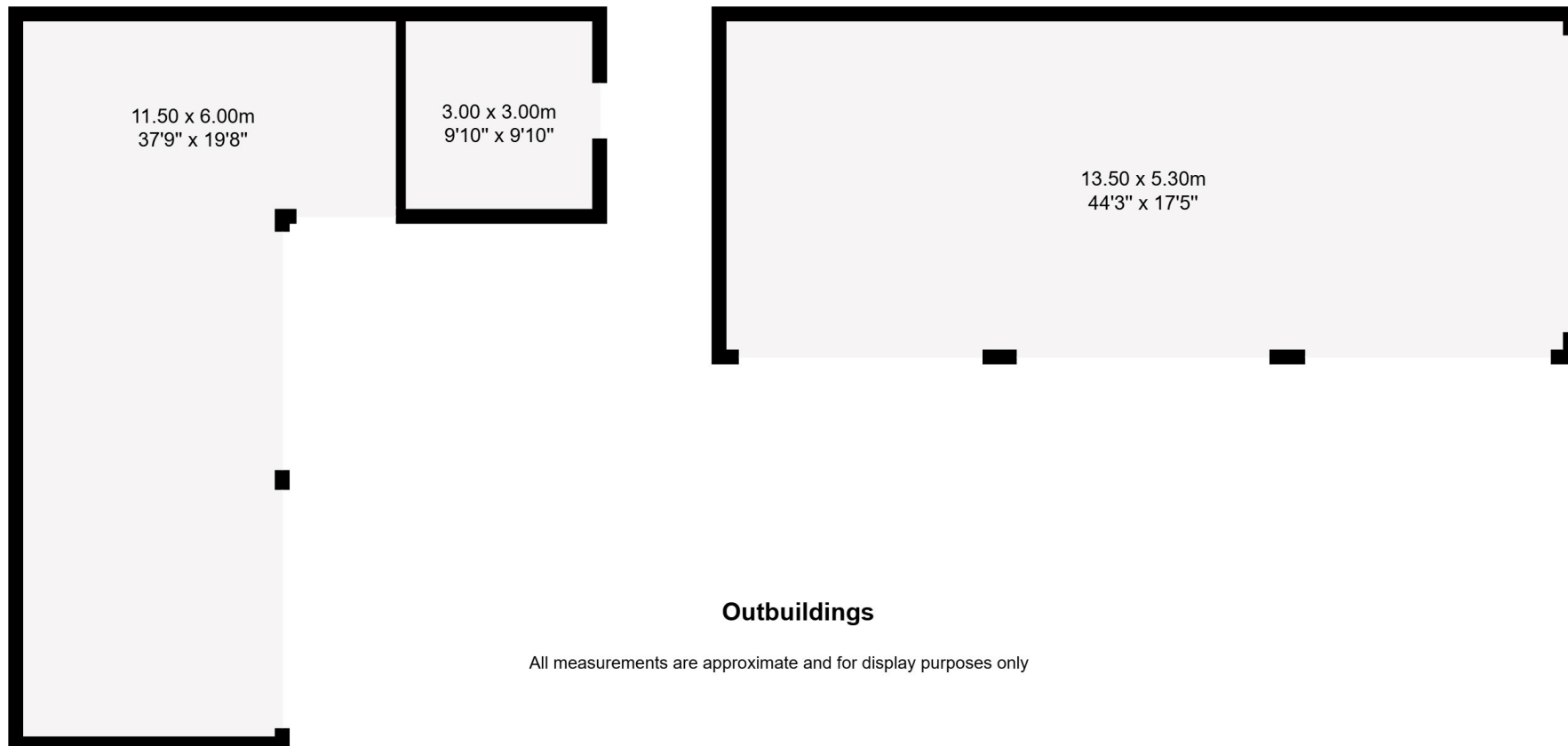
FBs

# Lot A — Barns and 4.38 acres

**Guide Price: £75,000**

The land and barns at lot A present an exciting opportunity with much potential. The buildings on offer comprise two traditional barns; a stone built 'L' shaped structure, and a timber framed pole barn. Both are currently utilised for agricultural purposes and slightly aged, but would be flexible in their suitability for other uses. The stone built barn lends itself to conversion, subject to the necessary planning permissions, and offers great opportunity for a developer to explore 'class Q' planning route options. Lot A benefits from good roadside access off Oakerthorpe Road. Mains water has recently been disconnected by the meter but the connection is still in place and we understand that this can be reconnected by contacting Severn Trent.

The land adjoining the buildings extends to approx. 4.38 acres (1.77 hectares) and is in good heart, suitable for both productive mowing and grazing of livestock and/or horses, and lies flat. The purchaser of this lot will be responsible for erecting stock proof fencing along the two boundaries adjoining Lot B



## Outbuildings

All measurements are approximate and for display purposes only



# Lot B– 16.18 acres

**Guide Price: £150,000**

Lot B presents a manageable block of grassland extending to approx. 16.18 acres (6.55 hectares), suitable for both mowing and grazing, and divided into multiple parcels of productive permanent pasture. Boundaries include a mixture of both dry stone walling, and post and wire fencing, with a small collection of mature trees to the perimeter.

The land lends itself to those wishing to extend their agricultural enterprises, and boasts good access off Oakerthorpe Road, as well as a right of way for access off Sough Lane to the north, bordering Lot A.



# Lot C – 2.29 acres

**Guide Price: £30,000**

Lot C offers a pleasant block of grassland measuring approx. 2.29 acres (0.93 hectares), suitable for grazing of livestock, with clusters of mature trees to the corners. The land benefits from access off Sough Lane, where a right of way is granted (shaded brown), and is bounded by a mixture of dry stone walling, hedgerows, and post and wire fencing. The paddock lays flat and suits those with amenity and/or equestrian interests.



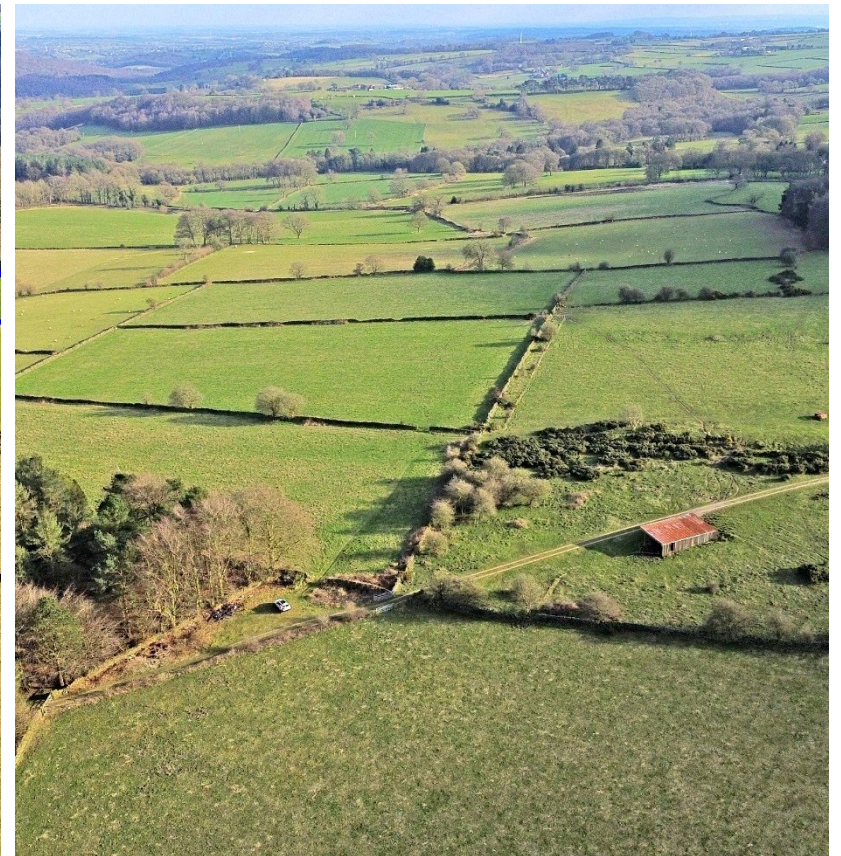


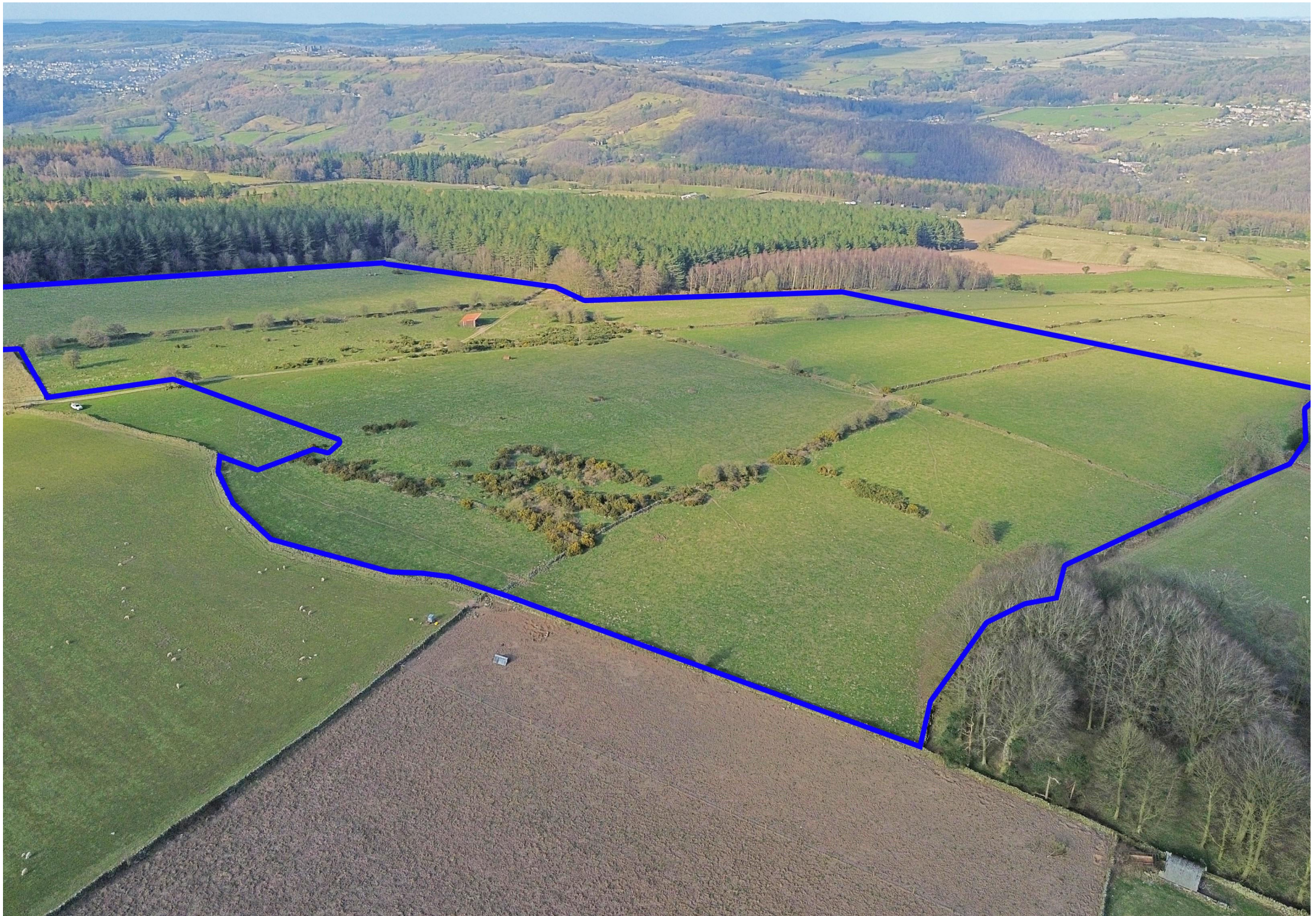
# Lot D - 41.54 acres and field shelter

**Guide Price: £325,000**

Lot D offers an useful parcel of grassland, totalling 41.54 acres (16.81 hectares), and locates off Sough Lane an unadopted track where a right of way is granted (shaded brown). The land offers pasture in good heart, some suitable for mowing and all for grazing of livestock and/or horses. A timber framed field building is located within the parcel and offers a livestock shelter just off the internal access track. Mains water is available to the land, via an established submeter. Lot D is bounded by both dry stone walling and post and wire fencing, with mature trees scattered sparsely along perimeters. A stone track runs through the centre of the parcel for ease of access, a third-party does have a right-of-way across this lane through the land, together with a public bridleway. The parcel will suit those with agricultural interests.

Please note, there is an area of land immediately on the right hand side upon entering the Lot D, that is currently unfenced belonging to a third-party and therefore the purchaser of Lot D would be required to erect a stock proof fence around this area of land. This area of land has not been included within the quoted acreage. Please contact the Bakewell office for further information.





# General Information

## Services:

Lot A— mains water has recently been disconnected but the connection is still in place and can be reconnected by contacting Severn Trent. Lot D— has mains water connected by a submeter from the neighbouring property and the purchaser will be responsible to paying for the water usage. No services are connected to Lots B and C.

## 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.

## Tenure and Possession:

Each lot is sold with vacant possession granted upon completion.

## Sporting, Mineral and Timber Rights:

The sporting and mineral rights are not included in the sale. It is understood that the timber rights are included in the sale as far as they exist.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. Each lot benefits from a right of way for access along the unadopted Sough Lane. A public bridleway runs through Lot D, and a third-party has a right of way across the access track through.

## Covenants:

There are covenants on the all Lots which restricts the land from being used for caravanning, other temporary dwellings and camping, not any noxious noisome or offensive trade manufacture or business which might be or become a nuisance to the owners or occupiers of adjoining property, without prior approval. Lot D also has a covenant as follows: The use of the property hereby conveyed for agricultural and forestry purposes only and that no buildings or other erections shall be constructed on the property hereby conveyed without the prior written approval of the Vendors as to the siting thereof such approval not to be unreasonably withheld." Please contact the office for further information.

## Countryside Stewardship:

The land is currently not entered into any schemes. For further details on the options available, please contact the Bakewell office.

## Local Authority:

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

## Viewing:

The land may be viewed in day light hours when in possession of a copy of these particulars. .

## Vendor's Solicitors:

Lovedays Solicitors, Sherwood House, 1 Snitterton Road, Matlock DE4 3LZ.

## Method of Sale:

The property is offered by Public Auction at 3.00pm on Monday 19<sup>th</sup> May 2025 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 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, 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.



The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire, DE45 1AH

**T** : 01629 812777

**E** : bakewell@bagshaws.com

[www.bagshaws.com](http://www.bagshaws.com)

**In partnership with Bury and Hilton**

**Offices in:**

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811



RICS



CAAV

