



Land off Ember Lane
Bonsall



Land off Ember Lane

Bonsall

Matlock

DE4 2AE



33.89 ac

A rare opportunity to purchase two attractive parcels of land, measuring approximately 33.89 acres in a sought area with roadside access.

Guide Price:

£250,000



Bakewell Office - 01629 812 777



Bakewell@bagshaws.com

Description:

The land is situated in the much sought after village of Bonsall and measures approximately 33.89 acres in total, all suitable for grazing and some for mowing. The land gently slopes south westerly and provides attractive views over the village of Bonsall and nearby countryside. A number of trees scatter the south of the plot, still suitable for grazing.

An attractive stone built barn is located on the land which requires some structural attention, though presents the opportunity for a variety of uses subject to planning.

Location:

The land is situated in a rural location on the edge of the village of Bonsall and within the Peak District National Park. .

The land lies approximately 3.6 miles from the village of Winster, 0.2 miles from the village of Bonsall whilst being 4.5 miles from market town of Matlock.





Directions:

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Services:

The purchaser will benefit from the right to connect a mains water supply and submeter off Ember Lane.

Tenure and Possession:

The land is sold freehold with vacant possession.

Sporting, Timber and Mineral Rights:

The rights are included insofar as they exist.

Viewing:

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

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not defined in these particulars. We understand there is a footpath which crosses some of the land

Vendor's Solicitors:

Vito Berzanski

Nigel Davis solicitors

Ashbourne

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.

Method of Sale:

The property is offered to the market by public auction, on the 21st July 2025 at the Agricultural Business Centre, Bakewell, DE45 1AH

Local Authority:

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

Local Planning Authority:

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

Money Laundering Regulations 2017:

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.

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 (£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.

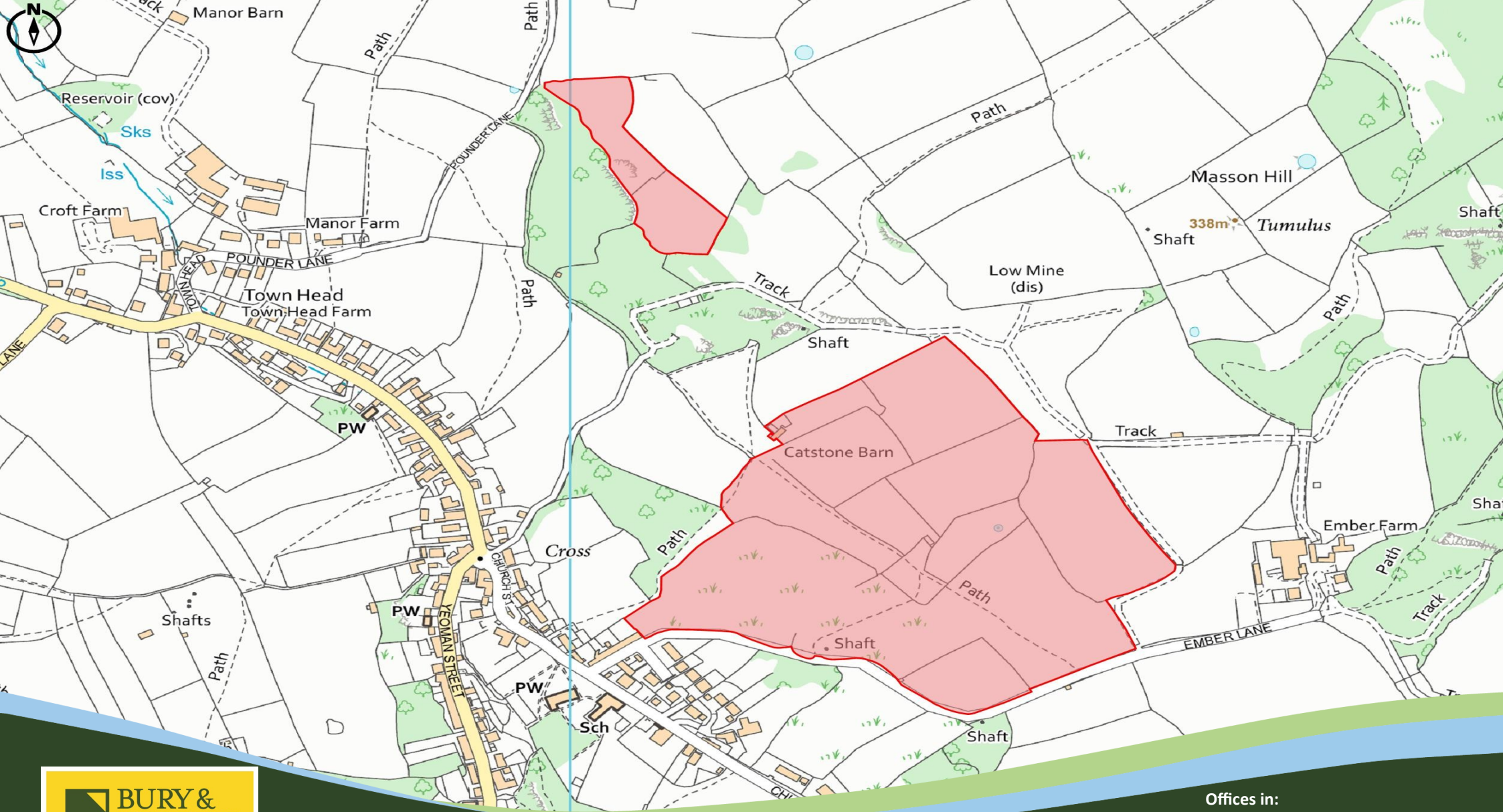
Agents Notes

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. Please note the red outline on photos is indicative and should not be relied upon.

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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