

On the instructions of

SEVERN
TRENT



Online Auction

Thursday 10th September 2026



**Land and underground tank at
Wheatcroft, east side of
Shuckstone Lane, Matlock,
Derbyshire, DE4 5GT**

SW

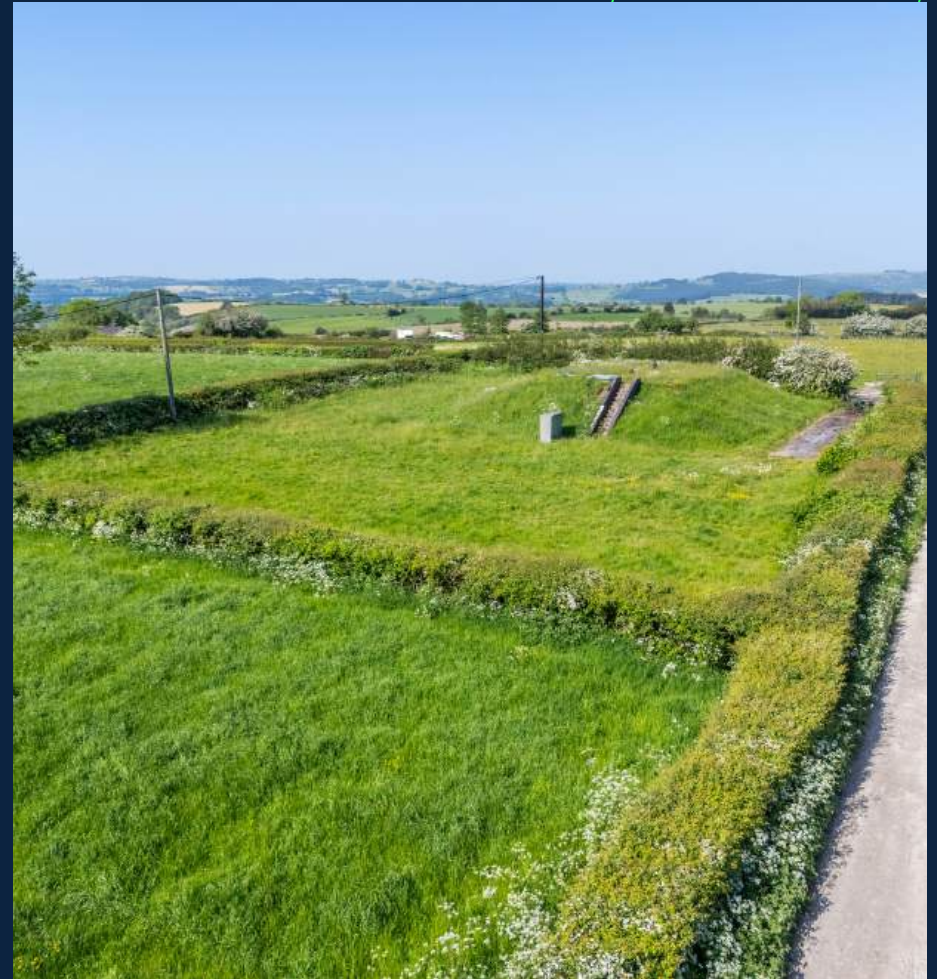
Sanderson
Weatherall

Freehold land and underground tank on a site of approximately 0.19 hectares (0.48 acres), suitable for alternative use subject to consents. Vacant possession.

- Guide Price: £30,000
- Bidder security deposit: £3,500
- Start time: 10.00am

Property Summary

- ▶ On the instructions of Severn Trent Water
- ▶ Freehold land and underground tank
- ▶ 0.19 hectares (0.48 acres)
- ▶ Good road frontage with rural views
- ▶ Vacant possession
- ▶ This Lot will not be sold prior to auction



Location

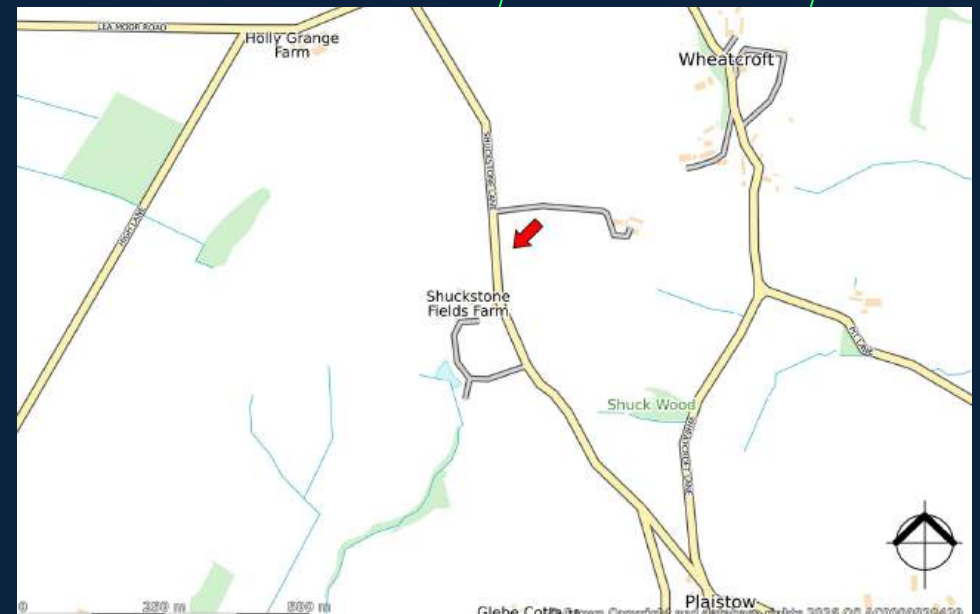
Wheatcroft is a small, peaceful hamlet set in the Amber Valley district of Derbyshire, nestled in the hills just outside the village of Crich on the edge of the Peak District National Park. It is renowned for its scenic rural walks, making it a popular base for countryside getaways and hikers. The market town of Bakewell and stunning spa town of Buxton are located 12 miles and 25 miles north-west via the A6 respectively, whilst Carsington Water is a popular reservoir and visitor destination that features an 8-mile trail for walking and cycling, a water sports centre, an RSPB nature reserve, a visitor centre with a cafe, and shops.

The property is situated to the south-west of Wheatcroft on the east side of Shuckstone Lane between the junctions of Lea Moor Road to the north and Wheatcroft Lane to the south. The site is accessed from the public highway via a five-bar gate.

Grid Reference: DY437139

www.gridreferencefinder.com

<https://what3words.com/approvals.scorching.ridge>



Description

The property comprises land and underground tank that would offer potential for innovative conversion to alternative uses, forming part of a rectangular shaped site of approximately 0.19 hectares (0.48 acres).

Electricity and telecoms are both available on the site. Water is available in the public highway. Interested parties should refer to the legal pack and make their own enquiries to satisfy themselves on the availability of any services.

Planning

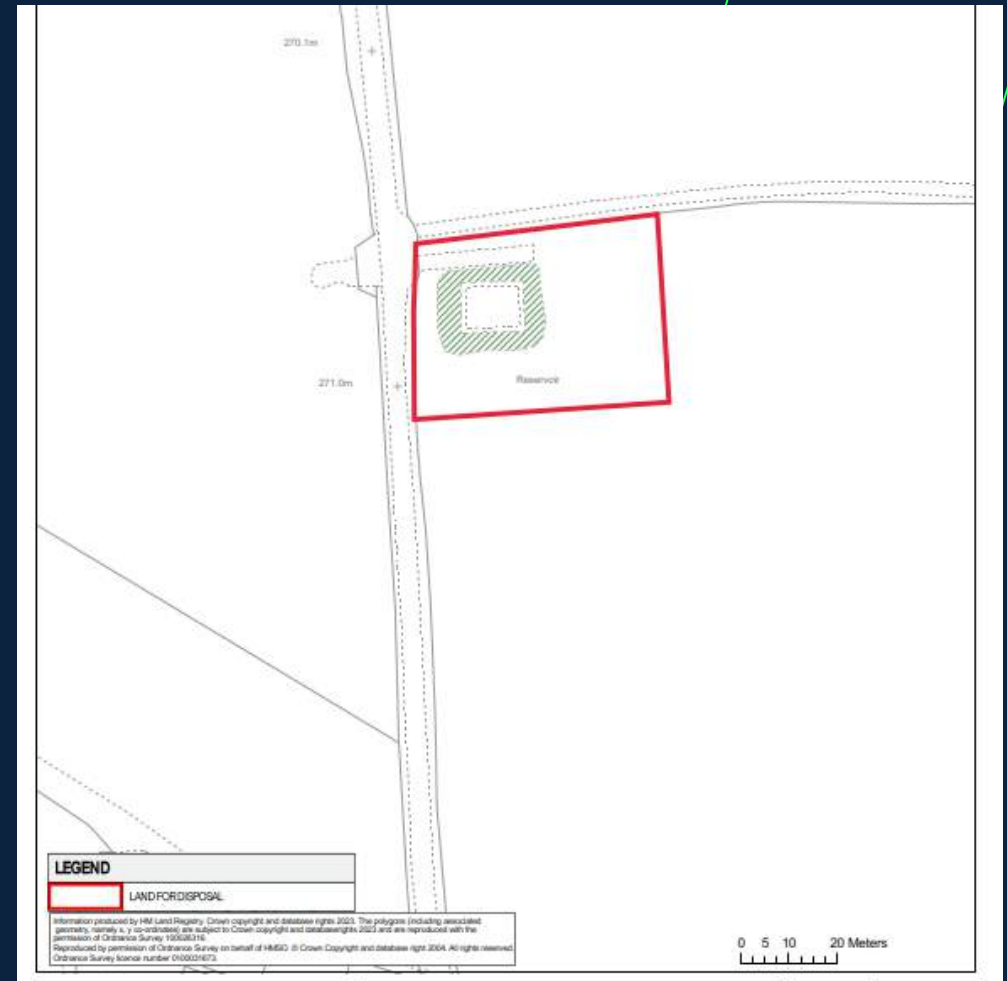
Prospective purchasers should rely on their own enquiries regarding any potential alternative uses for the site.

Local Authority – Amber Valley Borough Council (01773 570222)
www.ambervalley.gov.uk

Note

An overage will not be payable if planning permission is granted for a single dwelling or a commercial building.

Interested parties should read the legal pack for further information relating to overage, easements and restrictions on use, for example, that may be applicable to the site.









Sanderson
Weatherall

Guide Price

£30,000

Tenure

Freehold

EPC

Not required

VAT

VAT is not applicable to this lot

Contact: 020 7851 2100

Website:

www.swpropertyauctions.co.uk

Viewings

Viewing of a site may only be undertaken using public rights of way or by appointment with Sanderson Weatherall. Please do not trespass onto adjoining land owned by our client's neighbours.



Oliver Childs

Tel: 07732 681150

Email: oliver.childs@sw.co.uk

Legal documentation

Interested parties should read the legal pack for further information at www.swpropertyauctions.co.uk to download the pack.

Seller's Solicitor

DWF LLP

Conveyancing Team | 0333 320 2220 | stwauctions@dwf.law

sw.co.uk



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Dated – 16/06/2026