



Land and Barn off Bent Lane
Matlock



Land and Barn off Bent Lane

Matlock

Derbyshire DE4 3HL



Lot A – 13.42 ac Lot B - 1.90 ac

A rare opportunity to purchase a traditional two-storey stone barn situated in an accessible location, boasting rural outlooks, together with approximately 15.32 acres (6.20 ha) of grassland paddocks - offered in two lots. The property presents potential development opportunities, as well as appealing to those with smallholder, agricultural, equestrian, and/or amenity interests.

For sale by Public Auction at 3pm on Monday 20th July 2026 at

The Agricultural Business Centre, Bakewell DE45 1AH

Auction Guide Prices:

Lot A - £225,000 Lot B - £25,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The land sits in a semi-rural location, located just to the north of Matlock with access off Cavendish Road. Matlock is a sought-after location, presenting a broad range of amenities, sitting on the edge of the Peak District National Park. Further nearby towns include Wirksworth to the south (6 miles), Bakewell to the west (9 miles), Chesterfield to the northeast (10 miles), and Alfreton to the east (10 miles). The cities of Derby and Sheffield are both within a 25 commute respectively. Whilst the property benefits from good roadside access, the setting is private and presents rural outlooks.



General Information

Description:

Lot A—Guide Price £225,000

Shown shaded red on the plan, the sale offers the opportunity to purchase a traditional two-storey stone-built barn accompanied by an adjoining 13.42 acres (5.43 hectares) of grassland. The barn is in reasonable condition, with a number of windows and Velux providing plentiful daylight, together with character timber trusses. A former lean-to adjoins the barn to one side, with a 'courtyard' area to the front. Aside from its agricultural and equestrian potential, the barn also presents great scope and potential for a range of alternative uses such as conversion for residential or tourism accommodation, all subject to the necessary planning permissions.

The barn benefits from an adjoining 13.42 acres of grassland, divided into three paddocks bounded by dry stone walling and post and wire fencing. The land is suitable for both mowing and grazing of livestock and/or horses, with gated access from the access track.

Lot B—Guide Price £25,000

Shown shaded blue on the plan, the sale of the land offers the opportunity to purchase a parcel of grassland extending to approx. 1.90 acres (0.77 hectares). The land is suitable for both mowing and grazing of livestock and/or horses, with separate gated access to Lot A. This will be offered to the successful purchaser of Lot A for a fixed price of £35,000. If the option is not exercised, then Lot B will be offered for sale immediately thereafter.

Both lots are likely to appeal to those with agricultural, equestrian, small-scale developer and/or amenity interests.

Directions:

From Crown Square, the centre of Matlock town, head north along Bank Road and continue straight. At the end of the road, turn right at the T-junction onto Wellington Street and continue for approx. 200 yards before turning sharp left onto Cavendish Road. Continue for approx. 0.5 miles, with the sports fields on your left hand side, bear left as the road bends round to the right onto an unadopted lane called Bent Lane. The lane merges into a track, the property can be found

straight ahead, indicated by our 'for sale' board. What3Words// producing. Plants.scope

Services:

Lot A benefits from an electricity supply to the barn, and a spring water supply.

Tenure and Possession:

The land is sold freehold with vacant possession.

Sporting, Timber and Mineral Rights:

The sporting, timber and mineral rights are included in the sale as far 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 they are described in these particulars. The property benefits from a vehicular right-of-way along the access track.

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 by Public Auction at 3.00pm on Monday 20th July 2026 at The Agricultural Business Centre, Bakewell, Derbyshire DE45 1AH

Vendor's Solicitors:

BRM Solicitors, Gray Court, 99 Saltergate, Chesterfield, Derbyshire S40 1LD

Local Authority:

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

Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

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.

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.





Lot A



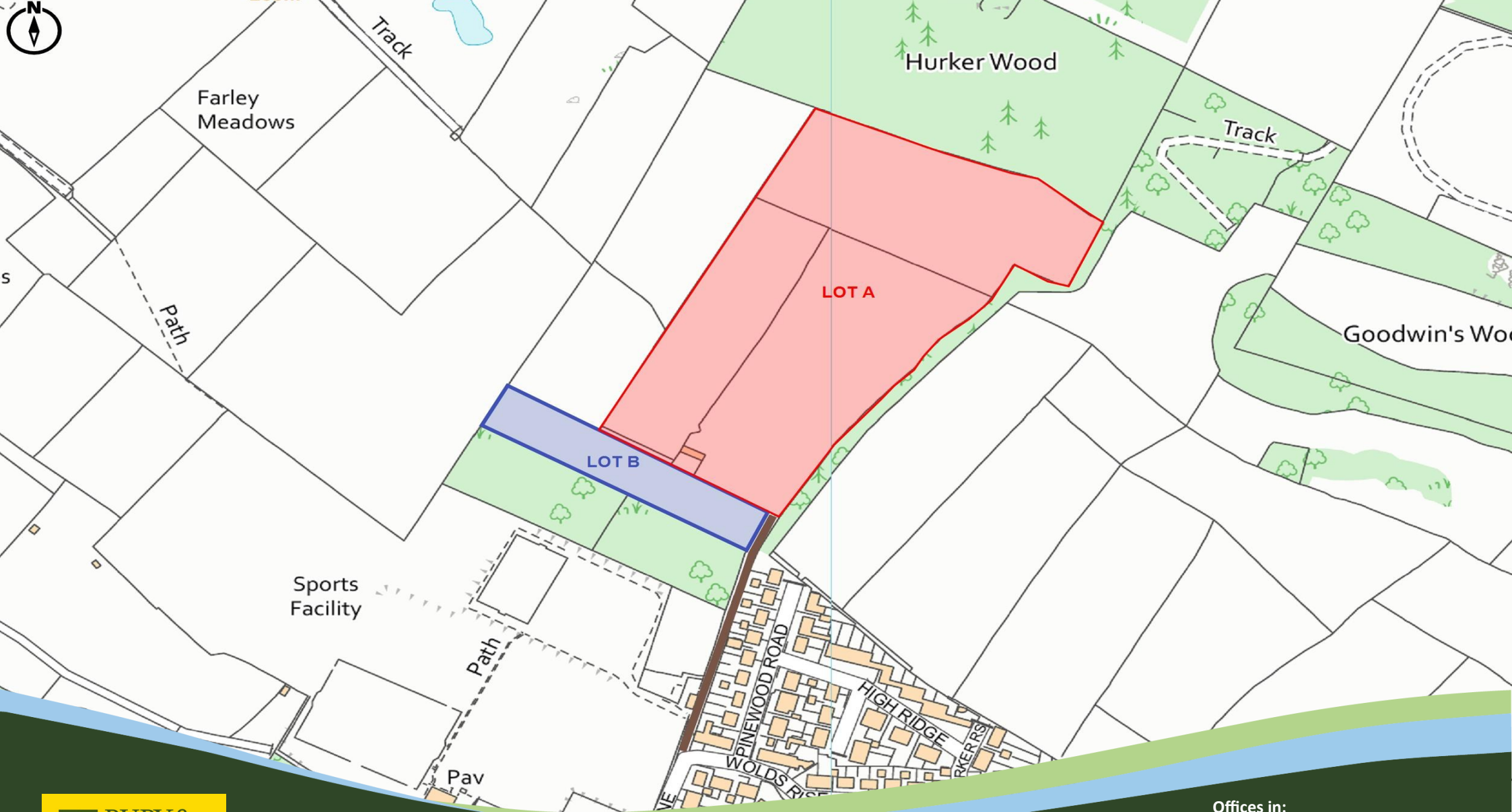
Lot A



Lot B



Lot A



Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH

T : 01629 812777

E : Bakewell@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

Offices in:

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



RICS



CAAV

