



Land and Barn off Bent Lane Matlock

**Land and Barn off Bent Lane
Matlock
Derbyshire DE4 3HL**



Lot A – 13.42 ac

A rare opportunity to purchase a traditional two-storey stone barn situated in an accessible location, boasting rural outlooks, together with approximately 13.42 cres (6.20 ha) of grassland paddocks. The property presents potential development opportunities, as well as appealing to those with smallholder, agricultural, equestrian, and/or amenity interests.

Guide Price:

Lot A - £225,000



Bakewell Office - 01629 812777



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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.

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 Private treaty

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.

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



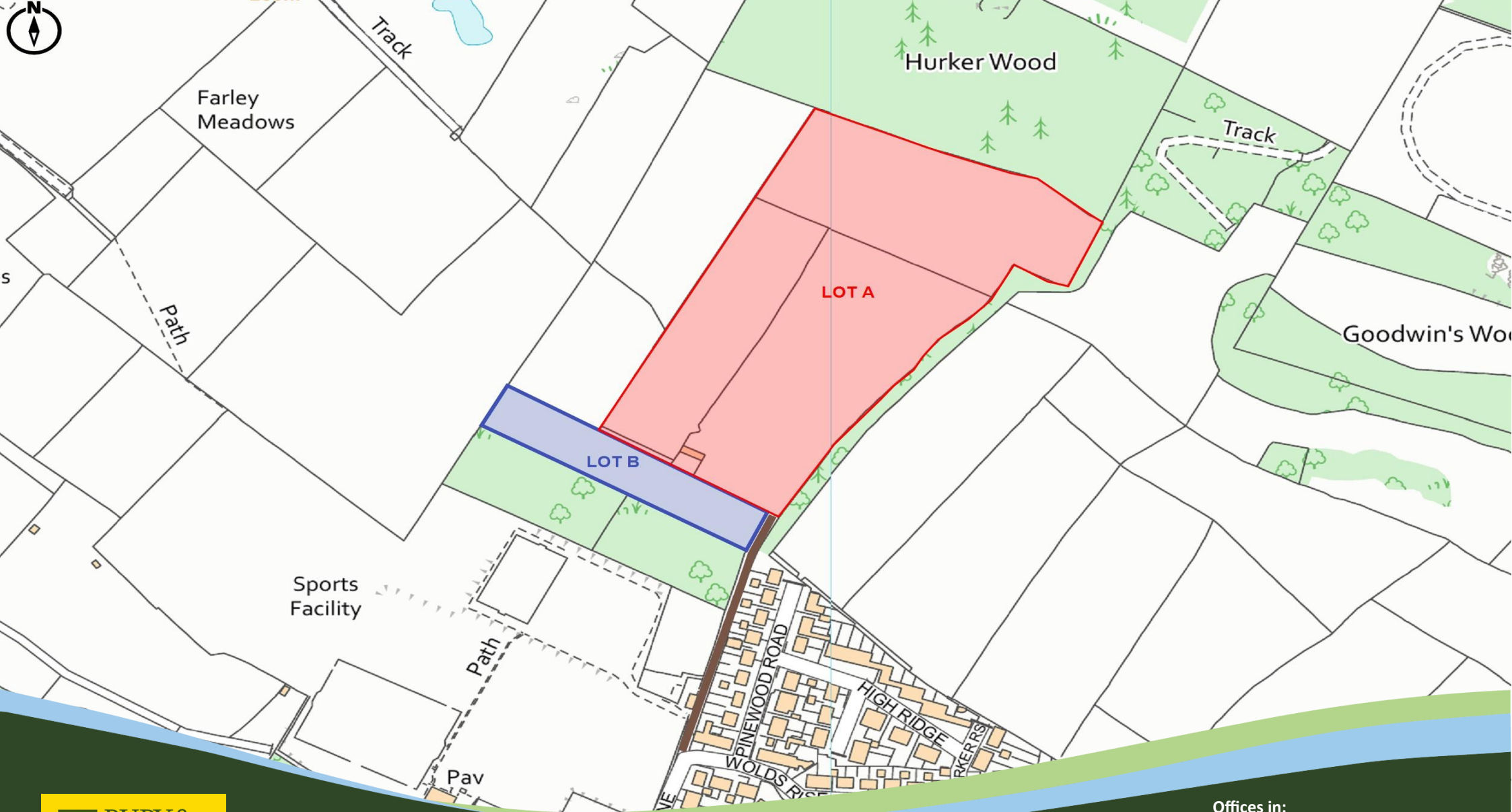
Lot A



Lot B



Lot A



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