



The Barn Little Hucklow



**The Barn
Little Hucklow
Buxton
SK17 8RT**



0.57 ac

A detached two storey stone barn located on the edge of the sought after village of Little Hucklow, with planning permission for conversion into a one bedroom dwelling, with far reaching rural views together with an adjoining paddock, all totalling approx. 0.57 acres (0.23 ha).

For Sale by Auction at 3pm on 20th July 2026 at The Agricultural Business Centre, Bakewell.

Guide Price: £225,000



Bakewell Office - 01629 812777

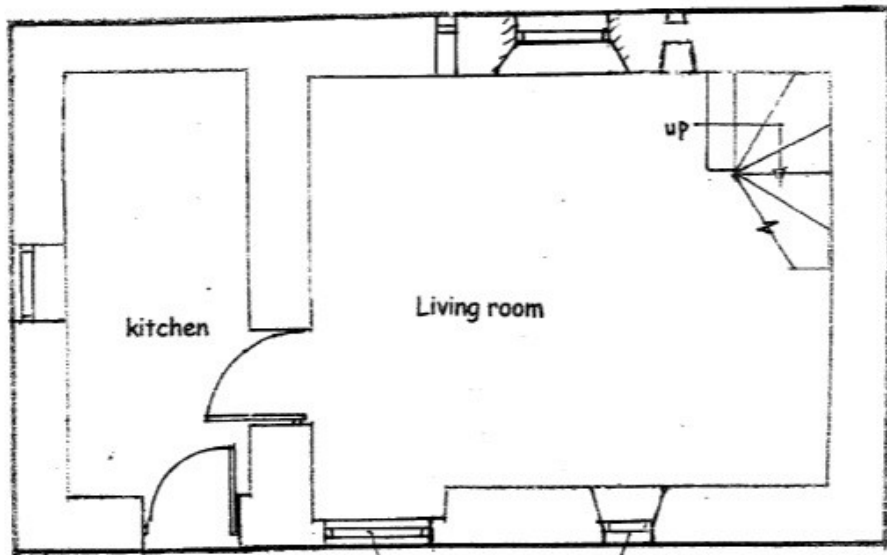


bakewell@bagshaws.com

Location:

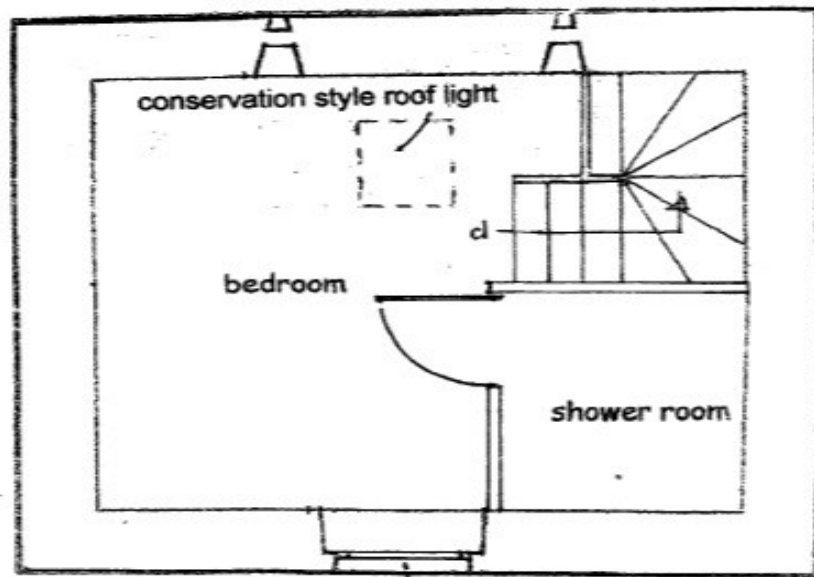
The barn is situated on the outskirts of the village of Little Hucklow, a small village that lies within the heart of the Peak District National Park. The village has a pub/country inn, with wider facilities within the nearby villages of Tideswell and Bradwell, both short distances away including village shops, public houses, Co-op, primary schools, Cafés, doctors and other eateries. Whilst being situated in a rural situation it is very accessible with the barn being 8.9 miles to the north of Bakewell, 9 miles to the east of Buxton, 16 miles to the west of the town of Chesterfield and 17.5 miles to the south west of the city of Sheffield. There are many nearby local walks, bridleways, trails and beauty spots in the surrounding area within the Peak Park, excellent for those who enjoy the outdoors and with equestrian interests.





GROUND FLOOR

Window fixed (non-opening)
and obscure-glazed



FIRST FLOOR

Window fixed (non-opening)
and obscure-glazed



Directions

When heading from Chesterfield along the A623, at the Tideswell Crossroads by The Anchor Inn, turn right onto the B6049 heading towards Bradwell. Continue straight for approx. 1.7 miles and turn left sign posted for Little Hucklow. Follow the road, past the Blind Bull pub and the barn can be found on the right hand side indicated by our For Sale board.

Description

A traditional two storey stone barn positioned on the edge of the village, leading into a spacious plot. The barn comprising one open space with concrete flooring, windows to the front and a central pedestrian door. The approved accommodation will comprise Kitchen and Living room to the ground floor with stairs rising to a Bedroom and Shower Room on the first floor, all with far reaching countryside views. The sale of this site does offer a unique opportunity and an inspection is thoroughly recommended.

Paddock:

There is approximately 0.5 acres of land adjoining the barn, all down to grass and suitable for grazing of all livestock. The field has a gateway off the road and has dry stone walled boundaries.

Planning Permission:

For further information about the planning permission, visit the Peak District National Park Authority with planning ref: NP/DDD/0921/0997. Condition 3 has been discharged in 2025 with a ref: NP/DIS/0125/0075.

Services:

No mains services are connected.

Fixture 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:

The property is sold freehold with vacant possession will be granted upon completion.

Rights of Way, Wayleaves and Easements:

The property is sold subject to any rights of way, wayleaves & easements whether or not they are included in these particulars.

Planning Authority:

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire.

Local Authority:

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

Viewing:

Viewings can be undertaken at any reasonable time in daylight hours while in possession of a set of these particulars. Upon viewing the barn, please do not attempt to enter the barn as the structural safety is unknown.

Vendor's Solicitors:

Lorna Hegarty, DWS Legal, 14-18 Friar Lane, Leicester, LE1 5RA, Tel: 0116 2999199

Method of Sale:

The property is offered by Public Auction at 3.00pm, Monday 20th July 2026 at The Agricultural Business Centre, Bakewell, Derbyshire, 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. The signing of the Contract of Sale and 10% deposit is legally

binding on both parties and completion will occur within 56 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. VAT) for all lots sold up to a value of £99,999. For lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. VAT), payable on the fall of the hammer.

Registering to Bid & Money Laundering Regulations

All bidders must register with the auctioneers prior to bidding and provide proof of identity and proof of address in compliance with the Money Laundering Regulations 2017. The documentation collected is for this purpose only and will not be disclosed to any third party. As auction mornings can be busy, we strongly advise completing your registration and document verification in advance. Please contact us ahead of the auction to arrange this and ensure you are ready to bid on the day.

Online Bidders

Those wishing to bid online must register by 12 noon on the Friday prior to the auction. Please ensure your proof of identity and proof of address are submitted at the point of registration, as bids cannot be accepted without verified documentation. In addition to the standard buyer's fee, online bidders are subject to an additional online buyer's premium of £500 plus VAT (£600 inc. VAT), payable on the fall of the hammer. Please contact us to register or 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.



Little Hucklow

South View Cottage

Wragg Cottage

Pond

ESS

TCB

292.2m

LB

Tank
The Old Chapel

Home

Hardy Cottage

Home Cottage

Cherrytree Cottage

Poynton Cottage

Manor House

The Cottage

0m 10m 20m 30m

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In partnership with Bury and Hilton

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