



Former Quarry & woodland  
Off Cuckoostone Lane, Matlock



**Former Quarry & Woodland  
Off Cuckoostone lane  
Matlock  
Derbyshire DE4 5LZ**



**8.45 ac**

A rare opportunity to acquire a block of land on the outskirts of the popular town of Matlock, nearby to the Peak District National Park. The land extends to 8.45 acres (3.42 hectares) and comprises dense woodland, rough grazing, and a former quarry and redundant buildings. With vehicular access, the land will suit those with amenity and lifestyle interests, as well as neighbouring landowners.

**For sale by Public Auction at 3pm Monday 20<sup>th</sup> July 2026 at the Agricultural Business Centre, Bakewell, Derbyshire DE45 1AH**

**Auction Guide Price: £60,000**



Bakewell Office - 01629 812777



[bakewell@bagshaws.com](mailto:bakewell@bagshaws.com)

**Location:**

The property is located to the north of the sought-after town of Matlock (1 mile), with easy access to a broad range of amenities, and further nearby towns. These include: Wirksworth to the south (6 miles), Chesterfield to the northeast (8 miles), Bakewell to the northwest (9 miles), and Alfreton to the east (9 miles). The property situates nearby-to the Peak District National Park, providing an array of local walks, bridleways, trails and beauty spots.



# General Information

## Description:

A parcel of land amounting to approximately 8.45 acres (3.42 hectares), comprising a former quarry together with an established woodland and rough grassland. The woodland is dense, with a variety of mature trees and shrubbery, perfect for those with amenity interests. Upon the site, a former quarry building and yard area is sited in the centre, with the property benefitting from vehicular access off Cuckoostone Lane. The rough grazing would be suitable for grazing of small livestock, and will appeal to those with hobby farming and lifestyle interests, as well as neighbouring landowners.

## Directions:

From Matlock town centre, head northeast along Chesterfield Road A632. With the Golf Club entrance on your left hand side, continue straight for approximately 500 yards. Turn left onto Cuckoostone Lane, a private lane, and continue for 0.5 miles to the end. The property can be found straight ahead, indicated by our For Sale board. What3Words ///jazzy.making.dent

## Services:

We are not aware of any services connected to the land.

## Tenure and Possession:

The land is sold freehold with vacant possession.

## Sporting and Timber Rights:

The sporting and timber 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. There is a right of way along the access track for all purposes, shown in brown on the attached plan.

## 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 land is offered by Public Auction at 3.00pm on Monday 20th July 2026 at The Agricultural Business Centre, Bakewell, DE45 1AH.

## Vendor's Solicitors:

Paul Sabin, Flint Bishop, Pinnacle Building, 2 Prospect Place, Pride Park, Derby DE24 8HG

Email: paul.sabin@flintbishop.co.uk

## Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Rd, Matlock 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:

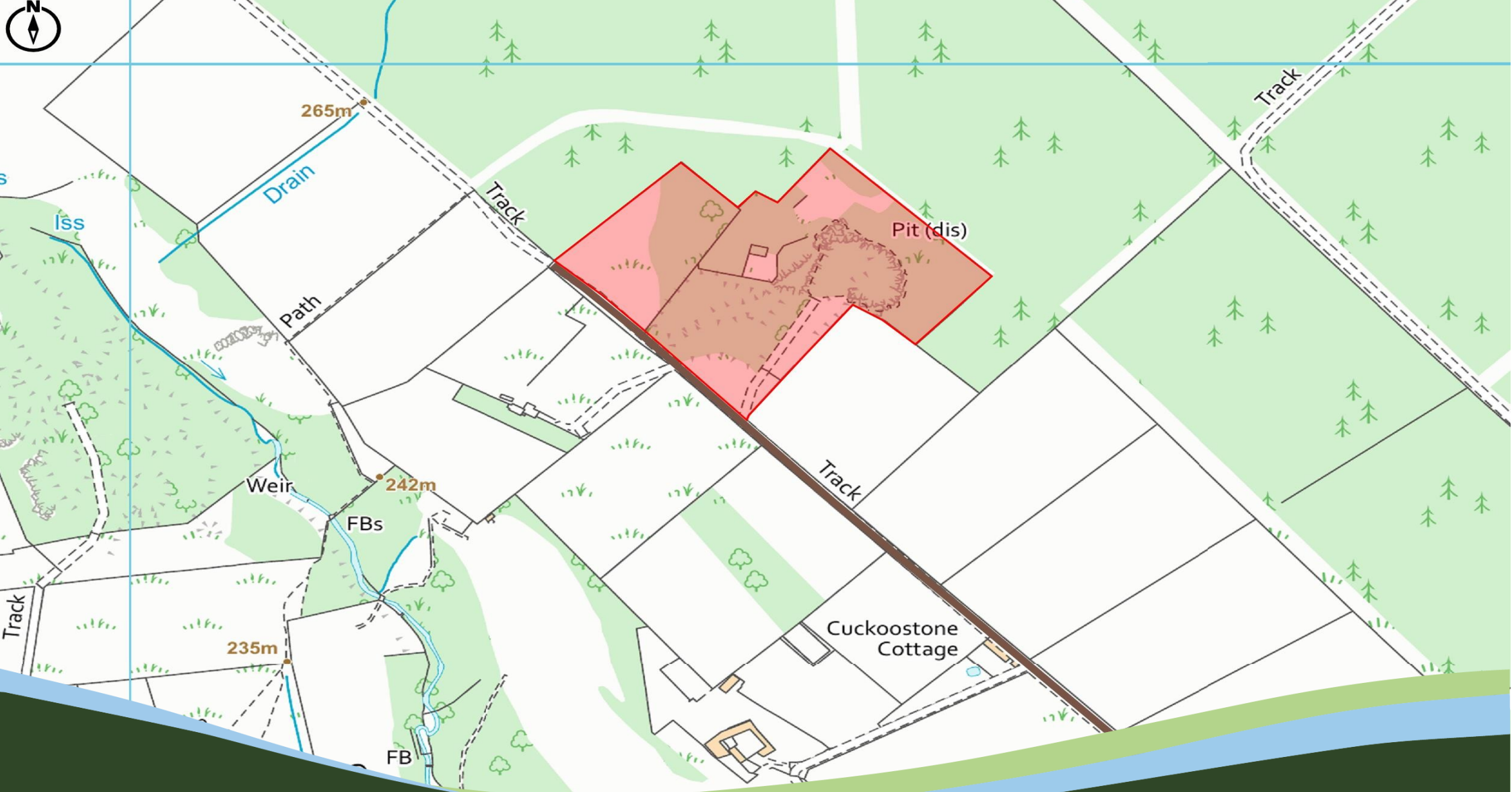
The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions 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.







**Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH**

T : 01629 812777  
 E : Bakewell@bagshaws.com  
[www.bagshaws.com](http://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

