



Land off Black Lane

Loxley, Sheffield



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7.42 ac

An excellent opportunity to acquire a useful block of grassland situated within an attractive rural location.

For Sale by Auction at 3pm on Monday 21st September 2026 at the Agricultural Business

Centre, Bakewell, Derbyshire DE45 1AH

Auction Guide Price: £80,000



Bakewell Office - 01629 812 777



bakewell@bagshaws.com

Description:

Shown edged RED on the plan, the sale of this land offers an excellent opportunity to purchase a useful block of grassland separated in to several smaller field compartments and situated in an attractive rural and accessible location on the outskirts of the city of Sheffield. The majority of the land is suitable grazing purposes, however offers the potential for mowing purposes also.

Extending to approximately 7.42 acres (3.0 hectares), the land benefits from direct access off the unadopted highway known as Black Lane of which offers a number of good vehicular access points. The land is gently sloping in nature with southerly aspect and is bounded by dry stone walls.

Location:

The property is located on the outskirts of the village of Loxley situated near to the village of High Bradfield and city of Sheffield. The village of High Bradfield is located approximately 3.2 miles north west of the property and the city of Sheffield is located approximately 5.3 miles south east of the property. The property has good network links to nearby towns and settlements.



Directions:

Heading North west along Rodney Hill continue along this road for approximately 200 yards then take a sharp left turn on to Loxley Road continue along here for approximately 100 yards then take a right turn on to Black Lane continue for 100 yards and the property is located on the right-hand side as indicated by our 'For Sale' board.

what3words: mixer.sadly.rash

Services:

No mains services are connected, however there is a water pipe crossing parts of the subject property therefore connection may be possible.

Tenure and Possession:

The land is sold freehold, with vacant possession upon completion.

Sporting and Timber Rights:

We understand that these rights are included with this property 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 sensibly along the roadside.

Method of Sale:

The land is offered by Public Auction at 3.00pm on Monday 21st September 2026 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Rights of Way, Wayleaves, Easements and Covenants:

The property is sold subject to and with the benefit of all rights of way, wayleaves, easements and covenants that may exist whether or not they are defined in these particulars. We understand that there is overhead electricity apparatus crossing parts of the subject property.

The property is also subject to a number of restrictive covenants imposed by the predecessor in title relating to the use of the property, some of which have been included below;

- The property shall be used for agricultural purposes only
- Not to erect any stable field shelter on the property or any structure intended to accommodate horses
- Not to drain break up or convert in to tillage the property, nor to apply herbicides (except for spot spraying) or inorganic ferterlisers.

This list is not exhaustive, further details regarding the covenants can be found detailed within in the legal pack.

Vendor's Solicitors:

LFBB Solicitors (Ian Clay), 14-16 Paradise Square, Sheffield, S1 2DE

Local Authority and Planning Authority:

Sheffield City Council, Town Hall, Penistone Street, Sheffield, S1 2HH

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 stated otherwise at the auction. The sale of each lot is subject to a buyer's fee of £500+ VAT (£600 inc. 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. VAT). Please contact the auctioneers for further details.

Conditions of Sale:

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.

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.



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