



Land and Barn Bonsall Lane

Matlock

BAGSHAWS EST 1871
Land • Property • Livestock

Land and Barn Bonsall Lane

Matlock

DE4 2AT

2	2	0	3.26 acre(s)

An attractive stone built detached barn, benefitting from planning permission approved for conversion to a two bedroom dwelling. Together with 3.26 acres, the property offers an attractive opportunity to create an attractive rural residence.

Auction Guide

£225,000

Bakewell - 01629 812777

bakewell@bagshaws.com

Location:
The barn is situated on the outskirts of the village of Bonsall, an attractive village with far reaching rural views, nearby to the popular towns of Matlock and Bakewell, whilst being commutable to the cities of Sheffield, Derby and Nottingham.
Bonsall Village benefits from popular pubs and public transport links. The village is in sought after schooling catchment areas including Lady Manners School and Private facility St Anselms

Directions
From Bonsall village, head north on High Street, which continues onto Bonsall Lane, after leaving the village the barn will be on the left hand side after approximately 200m.
From Winster, exit the village and join the B5056 before turning left onto Bonsall Lane, when on Bonsall Lane continue for approximately 2.5 miles where the barn will lie on the right hand side as indicated by our For Sale Board.

Description
An attractive stone built detached barn, benefitting from planning permission approved for conversion to a two bedroom, two bathroom dwelling. Together with 3.26 acres, the property offers an attractive opportunity to create an attractive rural residence. The paddock to the rear presents further opportunity for those with equestrian or small holding pursuits, or indeed income generation through camping/tourism interests subject to the necessary consents.

Planning Permission:
For further information about the planning permission, visit the Derbyshire Dales Planning Authority website and use reference: 25/00593/FUL

Services:
No mains services are connected. The vendor will offer the option to connect mains services across land to the south.

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.

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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:
Nigel Davis Solicitors, Ashbourne.

Method of Sale:
The property is offered by Public Auction at 3.00pm, Monday 21st September 2026 at The Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH unless sold prior.

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 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. 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.

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.

