



Land off Main Street  
Sheldon, Bakewell



**Land off Main Street  
Sheldon  
Bakewell  
Derbyshire DE45 1QA**



**0.93 ac**

An exciting opportunity to acquire a useful block of grassland on the edge of a popular Peak District village, extending to approximately 0.93 acres (0.37 ha), suitable for grazing. The land offers roadside access, suiting those with equine and smallholding interests.

**For Sale by Private Treaty**

**Guide Price: £25,000**



Bakewell Office - 01629 812777



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

**Location:**

The land is located to the east of the sought-after village of Sheldon, with easy access from Bakewell (4.0 miles), Monyash (1.4 miles), Flagg (2.8 miles) and Taddington (3.4 miles), each offering a basic range of amenities. The land benefits from being within the Peak District National Park, offering many nearby local walks, bridleways, trails and beauty spots.



# General Information

## Description:

A parcel of grassland extending to 0.93 acres suitable for grazing of all livestock. The land is road access with dry stone walled boundaries. The land has far reaching views over the village and countryside.

## Directions:

From Bakewell town centre, head west on the B5055 King Street. Follow the road out of the town for approx. 2.5 miles. As the road forks, bear right signposted for Sheldon. Continue along the lane for approx. 0.5 miles. The land can be found on the left-hand side, indicated by our For Sale board. What3Words///gardens.bypasses.bank

## Services:

We are not aware of any services connected to the land., however we understand mains water is within the adjoining road.

## Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

## Sporting and Timber Rights:

The sporting and timber rights are included in the sale as far as they exist.

## Mineral Rights:

The mineral rights are excluded from the sale.

## 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.

## 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 Private Treaty.

## Vendor's Solicitors:

Nigel Davis Solicitors, 3-4 Waterside Business Park, Ashbourne, DE6 1DG.

## Local Authority:

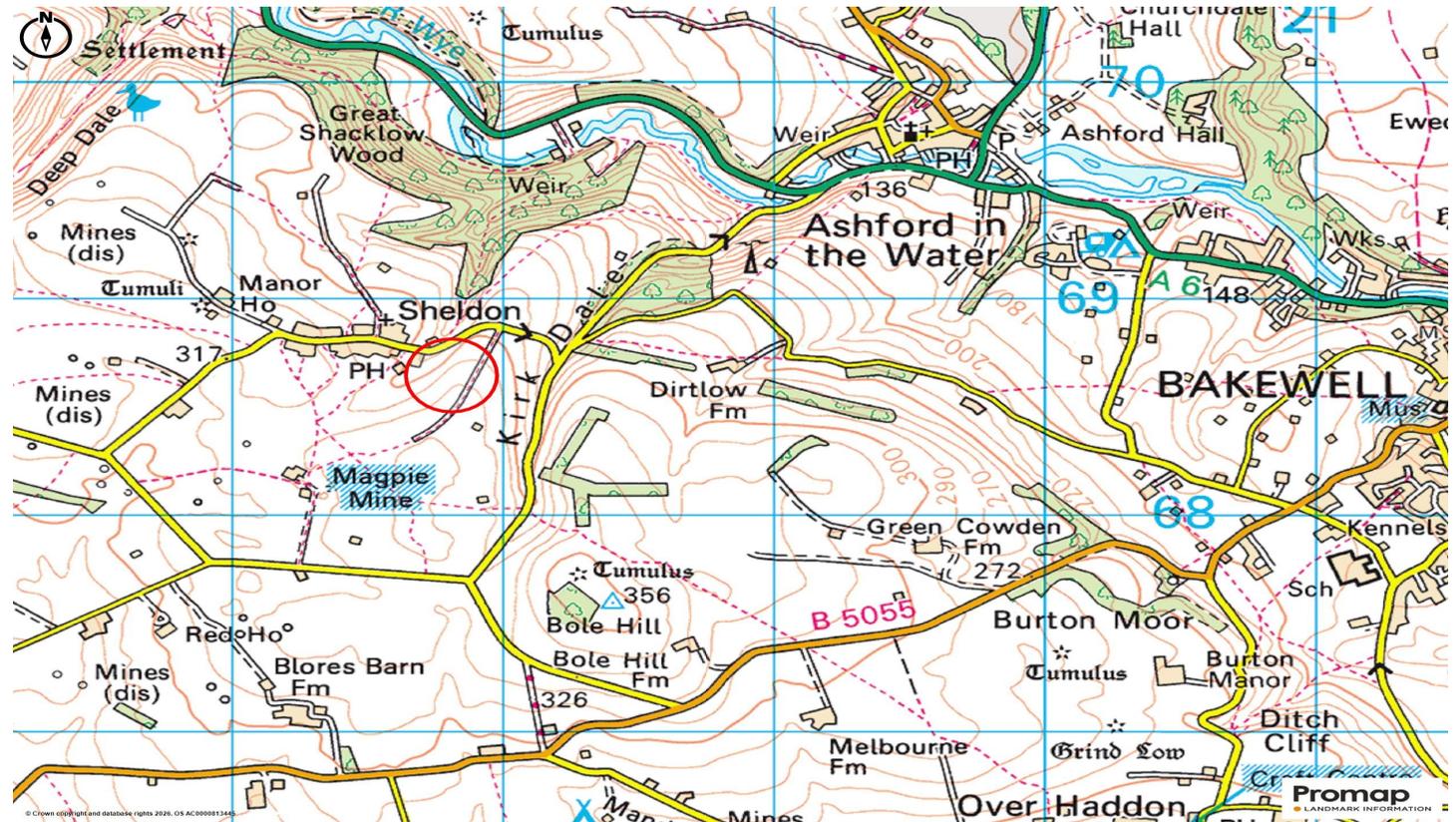
Derbyshire Dales District Council, Bank Road, Town Hall, Matlock, DE4 3NN.

## Planning Authority:

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE.

## 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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