

On the instructions of



# Online Auction

Thursday 11<sup>th</sup> June 2026

Low Barn, off Snake Road,  
High Peak, Derbyshire S33 0BJ





Freehold derelict stone-built barn built on a site area of 0.83 hectares (2.05 acres) with potential for alternative use, subject to consents. Vacant possession.

Guide Price: £70,000

Bidder security deposit: £5,500

Start time: 10.00am

### Property Summary

- Freehold derelict stone built barn
- Situated within the Peak District National Park
- Potential for alternative use, subject to consents
- Site area 0.83 hectares (2.05 acres)
- Vacant possession



Peak District National Park



0.83 hectares (2.05 acres)



## Location

The property is accessed via Snake Road, which adjoins the Snake Pass route, connecting Glossop and the Ladybower Reservoir at Ashopton. Engineered by Thomas Telford and opened in 1821, the route carries the A57 road between Manchester and Sheffield and remains popular for tourists and motorcyclists.

The Peak District National Park was the first of the national parks of England & Wales in 1951 and covers an area of approximately 555 square miles. The location captivates visitors with its breath taking and varied scenery featuring rolling hills, rugged moorlands, ancient woodlands and picturesque villages.

The approximate position of the property can be located as follows:

Grid reference: SK150890

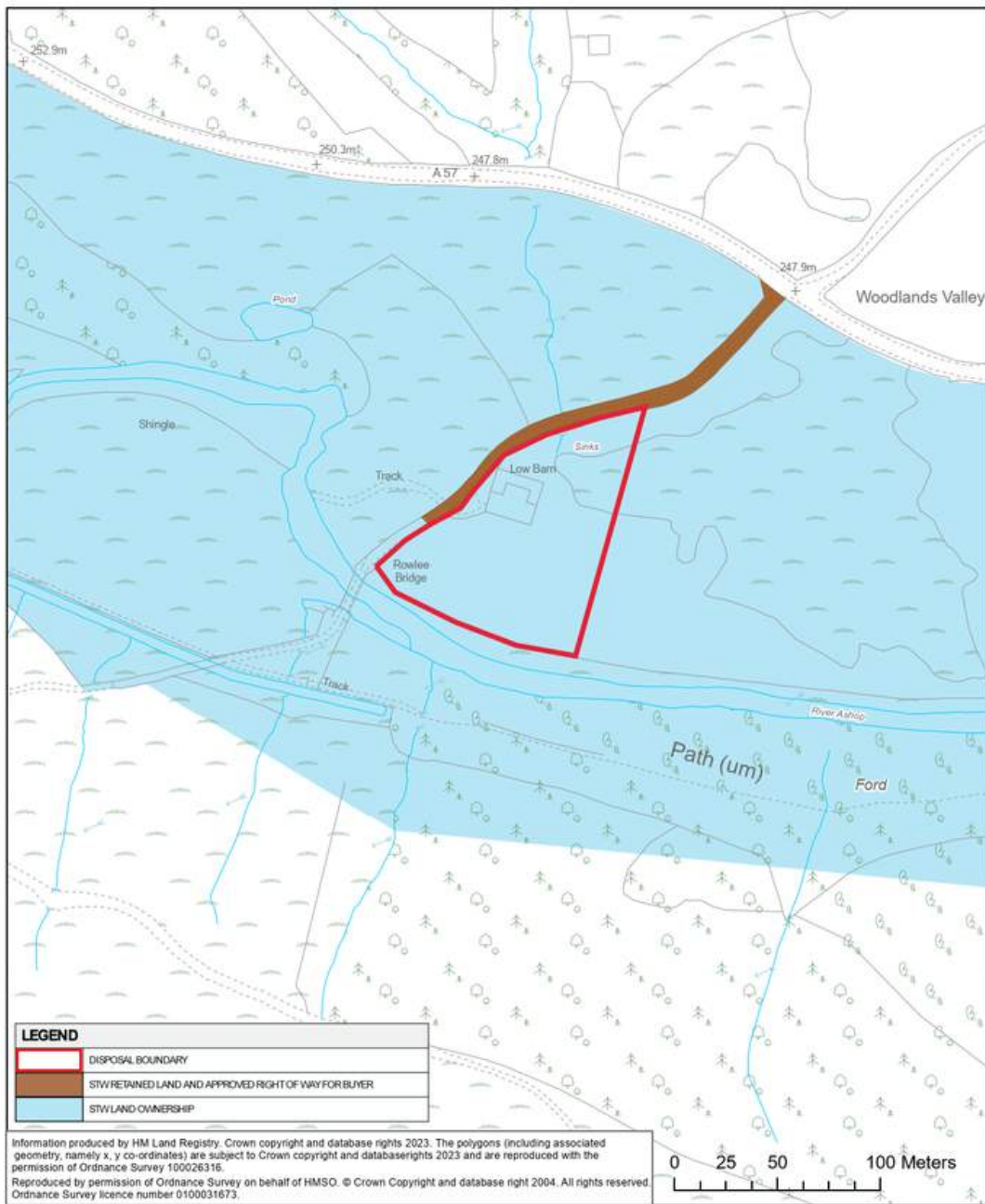
[www.gridreferencefinder.com](http://www.gridreferencefinder.com)

[What3words.com](http://What3words.com) recipient.stirs.smarting

## Planning

The Seller has taken pre-application planning advice from Peak District National Park for the proposed conversion of the barn to residential use (Enquiry Reference: PE/2025/ENQ/53156) dated 23/01/2026. The conclusion of the report offers a positive response to the change of use in our opinion. Interested parties should review the report and take their own independent advice. Copy documentation is available in the legal pack.





### Description

The barn's rustic exterior features gracefully aged stonework and local natural slate, giving it an authentic and traditional appearance. Subject to the relevant planning consents being obtained, there is potential to convert the barn for an alternative use. Nestled off the beaten track, the barn is embraced, by vast fields and vibrant green surroundings, set against the backdrop of undulating countryside. The building has previously formed part of a wider holding and has been used for the housing of livestock and storage of fodder.

We understand the Gross External Area (GEA) of the barn is approximately 190.00 sq m (2,045 sq ft).

Local Authority: Peak District National Park (01629 816200) [www.peakdistrict.gov.uk](http://www.peakdistrict.gov.uk)

Boundaries: The vendor and vendor's agents will do their best to specify the ownership of boundaries, hedges, fences and ditches but will not be bound to determine these. The vendor shall be retaining the adjoining land.

<b>SEVERN</b>	<b>HAFREN</b>
<b>TRENT</b>	<b>DYFRDWY</b>
severn dee	
URN/Deed No: 1139/DY396921	
Grid Ref: SK150891	

**LOW BARN**  
**OFF SNAKE ROAD**  
**HIGH PEAK**  
**DERBYSHIRE**  
**S33 0BJ**

Scale:	<b>1:2,500 (A4)</b>
Date:	<b>18/02/2026</b>
Drawn By:	<b>OS</b>
Area:	<b>2.05 Acres</b>



**Guide Price**

£70,000

**Tenure**

Freehold

**EPC**

Not Required

**VAT**

VAT is not payable

Sanderson  
Weatherall**Note**

There is a restriction on the title for use of the property as a single dwelling. There is no overage provision.

Contact: 020 7851 2100

Website: [www.swpropertyauctions.co.uk](http://www.swpropertyauctions.co.uk)**Viewings**

Viewings are strictly by appointment through the Auctioneers. Given the potential hazards of the barn not being occupied for a number of years, viewers should take extra care and precaution with regards to their personal safety when externally viewing the property. Internal access will not be provided, although we will open a barn door so that interested parties can look in from the outside.

**Oliver Childs****Tel: 07732 681150****Email: [oliver.childs@sw.co.uk](mailto:oliver.childs@sw.co.uk)****Legal documentation**

Interested parties should read the legal pack for further information at [www.swpropertyauctions.co.uk](http://www.swpropertyauctions.co.uk) to download the pack.

**Seller's Solicitor**DWF Law LLP | 0333 320 2220 | [stwauctions@dwf.law](mailto:stwauctions@dwf.law)

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