



Lammas Barn Shottle, Belper

Lammas Barn
Shottle
Belper
Derbyshire DE56 2DS

An exciting opportunity to acquire a spacious development plot extending to 0.15 acres, together with a collection of traditional outbuildings, boasting planning permission for conversion into a two bedroom dwelling. The property situates within a sought-after rural village location, with the convenience of popular towns nearby, and offers a unique development opportunity.

**For sale by public auction at 3pm on 22nd September 2025 at the
Agricultural Business Centre, Bakewell, DE45 1AH**

Auction Guide Price:

£195,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

Shottle and the surrounding area is a sought-after location, being close to the Peak District National Park and having a good road network across the region. The area is renowned for its picturesque countryside views, whilst maintaining close proximity to popular towns including Belper (4.3 miles), Wirksworth (3.6 miles), Matlock (8.7 miles), and Ashbourne (10.2 miles). The city of Derby locates just 10 miles south where a wider range of amenities and transport links can be found.

Directions:

From Belper town centre head north on the A6 out of town. With Belper Church on the left, turn left at the traffic lights onto Bridge Foot A517 and continue along the road for approx. 2.0 miles. Turn right onto Lambhouse Lane, signposted for Shottle, and follow the lane for approx. 1.7 miles into the village. The property can be found on the right hand side in the village, indicated by our 'for sale' board.

What3words: ///sprinkler. Distanced.albatross



Description:

Lammas Barn offers an exciting opportunity to acquire a two-storey stone built barn, benefitting from planning permission for a two bedroom dwelling, together with further small outbuildings, and surrounding garden areas in a popular rural village. The approved accommodation within the barn spreads across two floors and briefly comprises; on the ground floor an open plan kitchen diner, a spacious hallway with front porch, a cloakroom with w/c, and two double bedrooms each boasting an ensuite. The first floor presents a generously sized living room, complete with doorway giving access to characterful external steps, offering views across the adjoining countryside. An external store to the rear will offer a potting shed/plant room or general store.

Externally, the property offers lawned spaces to the front of the barn, bounded by dry stone walling and post and rail fencing. With pleasant far-reaching rural views.

Planning permission:

The barn has full planning permission, granted by Amber Valley Borough Council with all matters reserved and listed below; 'Change of use of agricultural building to form a dwellinghouse'. (Ref: AVA/2023/0515). All copies are available upon request, or via the Local Planning Authority website.

Services:

There are currently no services available at the property. We understand that services are located nearby but buyers should make their own enquiries into this.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Viewing:

Strictly by appointment through the Bakewell Office of Bagshaws as sole agents on 01629 812777 or email Bakewell@bagshaws.com.

Restrictive Covenant

The property is to be sold subject to a restrictive covenant limiting the use of the property/site to one dwelling with ancillary outbuildings.

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 Public Auction at 3.00pm on Monday 22nd September 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Local Authority:

Amber Valley Borough Council, Town Hall, Market Place, Ripley DE5 3BT

Mineral Rights:

The mineral rights are excluded from the sale.

Vendor's Solicitors:

Currey & Co LLP, 33 Queen Anne Street, London W1G 9HY

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:

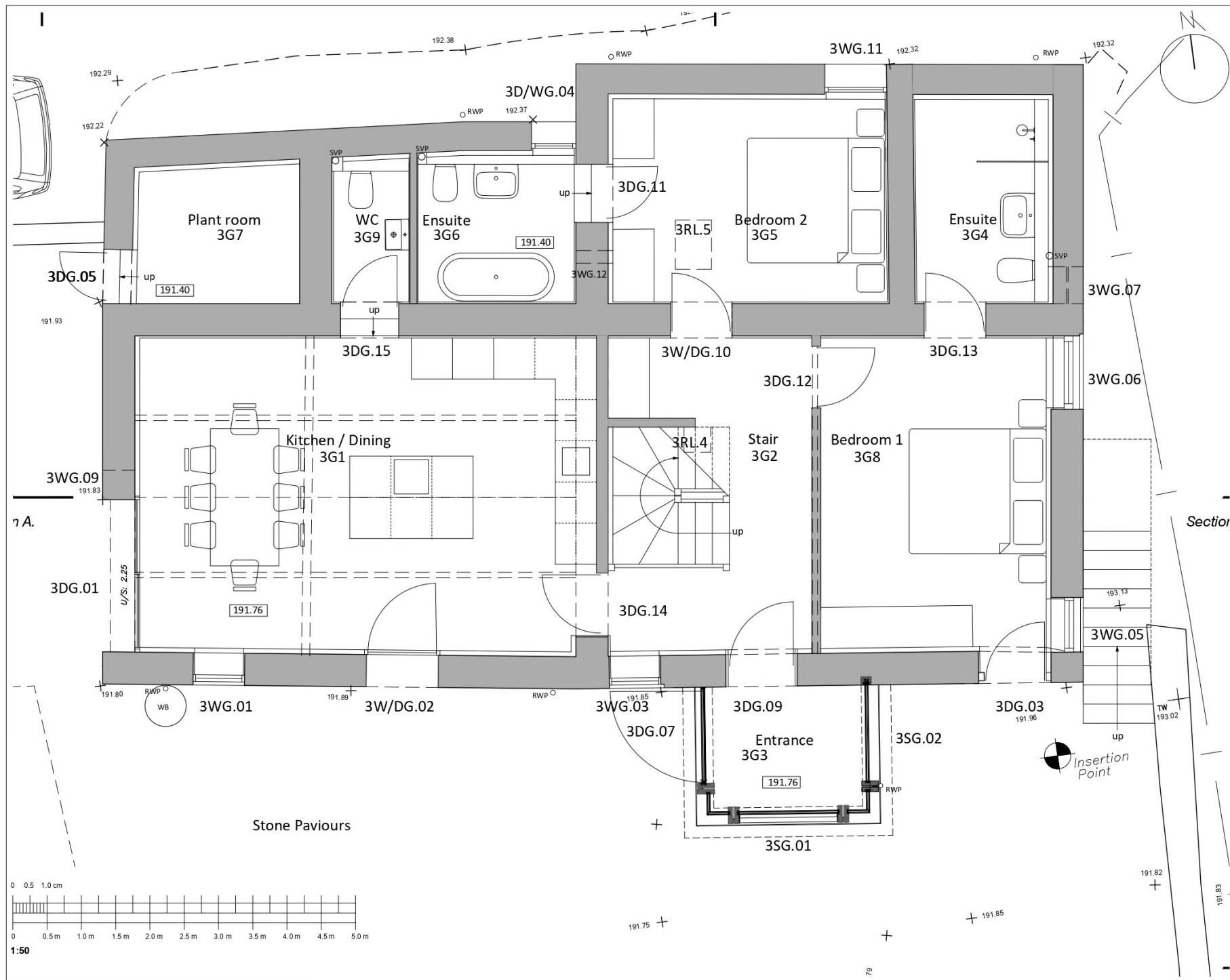
The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding 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 but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.



BENCH ARCHITECTS

23 TERRACE ROAD
BUXTON
DERBYSHIRE
SK17 6DU
TEL: 01298-23991
info@bencharchitects.co.uk

ARCHITECTURE
HISTORIC BUILDING REPAIR
THE AUTHENTIC INTERIOR

PROJECT:

Lammas House
Lambhouse Lane
Shottle, Belper
Derbyshire
DE56 2DS

CLIENT:

Chatsworth Settlement
Trustees

SUBJECT:

PROPOSED
PLOT 3 - LAMMAS HOUSE
GROUND FLOOR PLAN

PLANNING

DRAWING NO:

21223-P-1101.1 Rev F

DATE:

July 2022

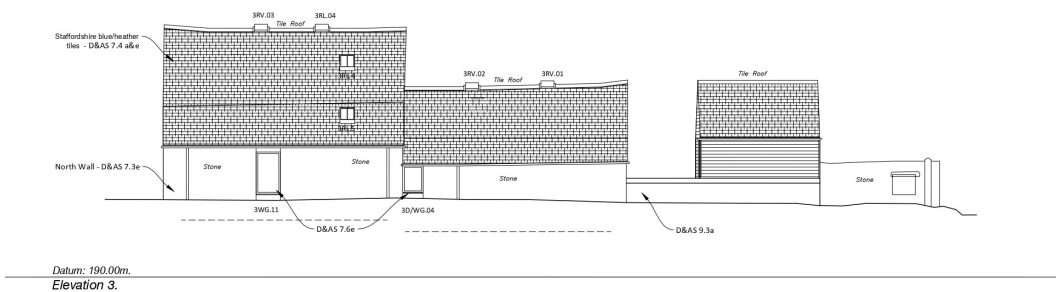
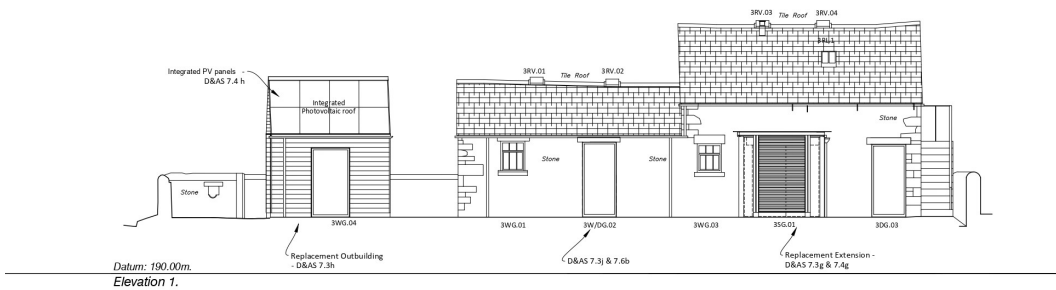
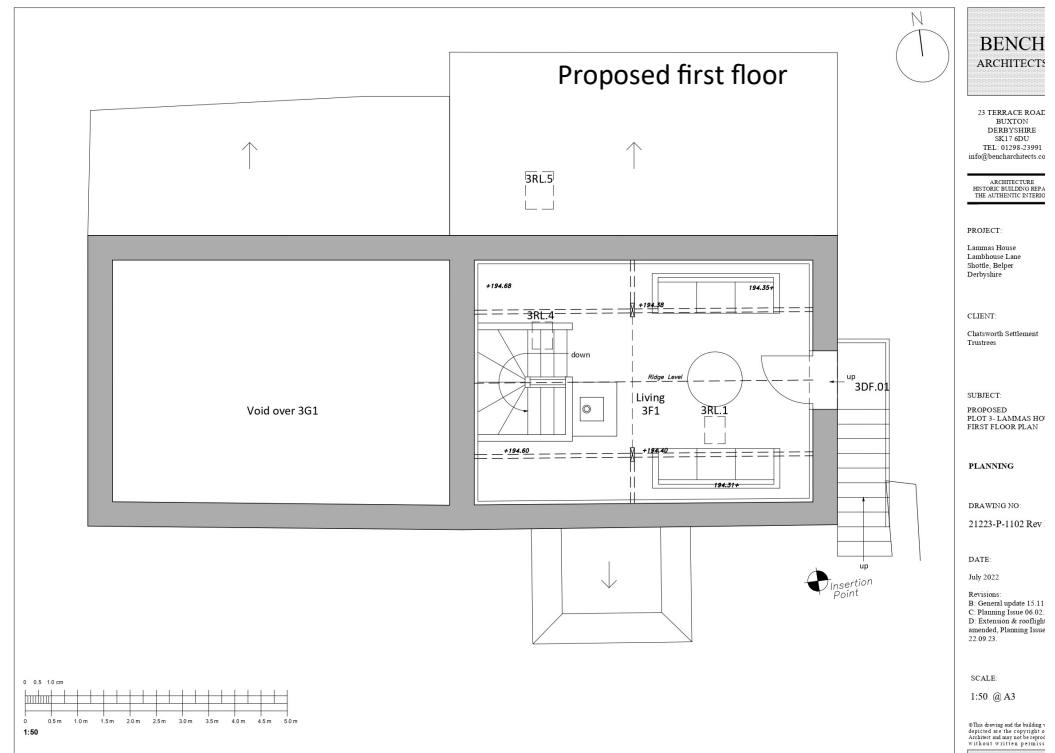
Revisions:

D: General update 15.11.22.
E: Planning Issue 06.02.23.
F: Extension amended,
Planning Issue 22.09.23.

SCALE:

1:50 @ A3

©This drawing and the building works
depicted are the copyright of the
Architect and may not be reproduced
without written permission.





Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH

T : 01629 812777

E : Bakewell@bagshaws.com

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



RICS



CAAV



APPROVED CODE
TRADINGSTANDARDS.UK