



# Land and Buildings off Long Lane Alstonefield



**Land and Buildings off Long Lane  
Alstonefield  
Ashbourne  
Derbyshire DE6 2FT**



**42.59 ac**

An opportunity to purchase a useful block of grassland, together with a small range of traditional barns in need of restoration, extending to approximately 42.59 acres (17.24 ha) and situated in the heart of the Peak District National Park, on the outskirts of Alstonefield village.

**For Sale by Informal Tender.**

**Guide Price: £425,000**



Bakewell Office - 01629 812777



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

**Location:**

The land and buildings are positioned in a desirable and peaceful rural setting, offering far-reaching countryside views, on the edge of Alstonefield village. Nearby towns where a comprehensive range of amenities can be found include; Ashbourne (9 miles), Leek (11 miles), and Buxton (12.9 miles). Situated in the Peak District National Park, the area is well-known for its outstanding natural beauty, with numerous scenic walks, bridleways, and outdoor activities close at hand.





**Description:**

The sale offers a great opportunity for a purchaser to acquire a useful block of land, extending to approximately 42.59 acres, accompanied by a small collection of barns.

The property presents a small range of traditional dilapidated buildings, in need of full restoration, but offering useful spaces and potential for conversion (subject to all the necessary planning consents).

The land is all down to grass, and suitable for grazing of livestock with some suitable for mowing, and benefits from multiple good roadside access points off Long Lane.

Bounded by dry stone walling, post and wire fencing, and some hedgerows, the land is divided into multiple paddocks and will suit those with agricultural interests, as well as appealing to neighbours landowners/farmers.

**Directions:**

From Ashbourne town centre, head north on the A515 for approximately 5 miles. Bear left onto Green Lane, signposted for Alstonefield. Follow the lane for approx. 2.8 miles passing through the village of Alstonefield, before turning left onto Long Lane. The land can be found approx. 300 yards down on the left hand side indicated by our 'For Sale' board.

What3words:///actual.everyone.firepower

**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.

There is a public footpath running through the land,

and overhead powerlines where it is assumed the correct wayleaves are in place. The purchaser will be granted an easement over the adjoining land to install a mains water supply.

**Services:**

We are not aware of any services at the property however, the purchaser will be granted an easement over the adjoining land to install a mains water supply.

**Tenure and Possession:**

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

**Viewing:**

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully.

**Method of Sale:**

This property is to be sold by Informal Tender, the tender deadline is Friday 19th December 2025 at 12pm. Tenders to be received at Bagshaws, The Agricultural Business Centre, Bakewell DE45 1AH.

**Local Planning Authority:**

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

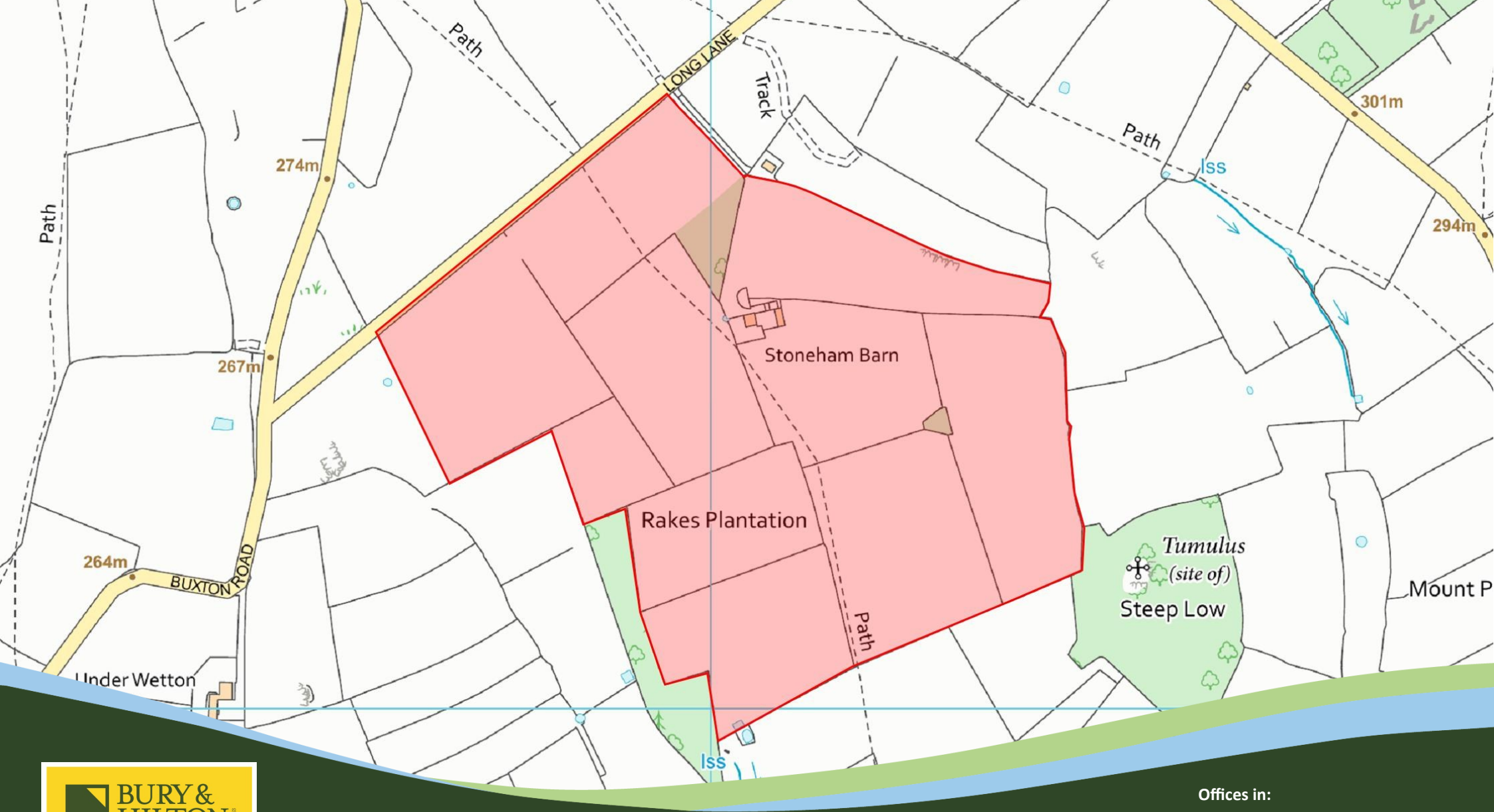
**Overage Clause:**

The land will be subject to an overage clause of 25% for a period of 25 years on any uplift in value arising for any development, aside from agricultural or equestrian use. Further details will be in the contract of sale.

**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.





**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**



**OnTheMarket.com**



**The Property Ombudsman**

