



Land off Kirk Dale
Sheldon, Bakewell



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Sheldon

Bakewell

Derbyshire



3.10 ac

An exciting opportunity to acquire a useful block of grassland on the edge of a popular Peak District village, extending to approximately 3.10 acres (1.25 ha), suitable for both mowing and grazing. The land boasts roadside access, suiting those with agricultural interests.

Guide Price: £39,000



Bakewell Office - 01629 812777



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.

Description:

A parcel of grassland amounting to approximately 3.1 acres, suitable for both mowing and grazing of all livestock, the land benefits from roadside access and a dew pond, making it ideal for those with agricultural or smallholding interests.



General Information

Directions:

From Bakewell town centre, head west on the B5055 King Street. Follow the road out of the town for approx. 2.5 miles. Then take the first left after Ashford in the Water and continue up Sheldon Dale for approx. 1 mile. The land can be found on the left-hand side, indicated by our For Sale board.

What3Words [///howler.foggy.rainbow](#)

Boundary:

The land is bounded by dry stone walls together with stock proof fencing, with roadside access.

Services:

We are not aware of any services connected to the land.

Tenure and Possession:

The land is sold freehold with vacant possession.

Sporting and Timber Rights:

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

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 for sale by Private Treaty.

Vendor's Solicitors:

Lovedays Solicitors , Bridge Street, Bakewell, Derbyshire, DE45 1DS

Local Authority:

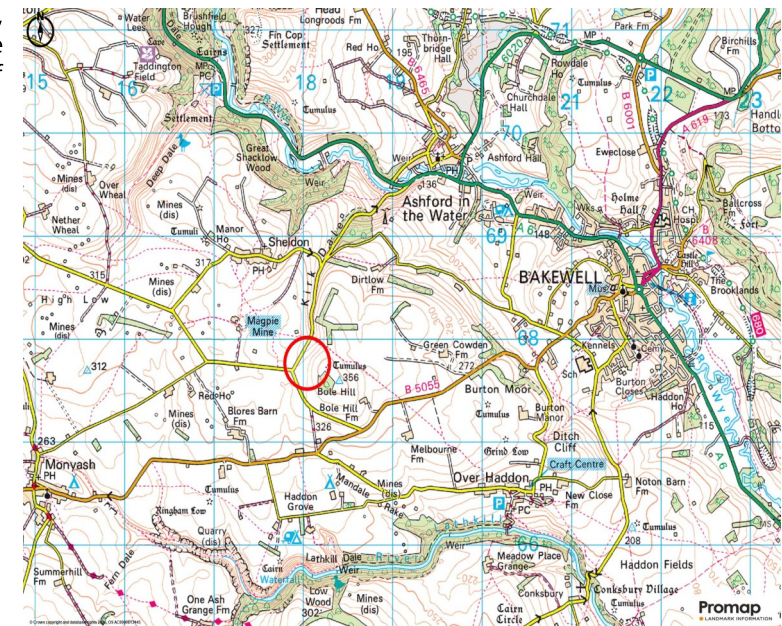
Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE.

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.

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.





Kirk Dale

Shaft

Shaft (cov)

315.6m

Pond

FW



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



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