



Palerow Barn
Shottle, Belper

**Palerow Barn
Palerow Lane
Shottle
Derbyshire DE56 2DQ**

A rare opportunity to acquire a rural development plot extending to 0.20 acres, offering a traditional stone built, two-storey barn benefitting from planning permission for conversion into a one bedroom dwelling. The property offers far reaching rural views in an undisturbed location, whilst remaining close-by to popular towns and amenities.

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

Auction Guide Price:

£80,000



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 northwest on Belper Lane out of town, and follow the road for approx. 1.5 miles. At the end of the road, turn right opposite The Bulls Head onto Dalley Lane and follow the road round to the left. Continue along the lane for approx. 1.3 miles, before turning left at the triangle of grass onto Palerow Lane. The property can be found approx. 700 yards down on the left hand side, indicated by our 'for sale' board. What3words: ///hills.gifts.blogging



Description:

Palerow Barn offers a unique opportunity to acquire a two-storey stone built barn, benefitting from planning permission for a one bedroom dwelling, together with a surrounding parcel of grassland extending to approx. 0.20 acres. The plot offers a picturesque, rural location, with far-reaching views across farmland. The approved accommodation on the ground floor briefly comprises an open plan living dining space, a kitchen, and useful utility space and cloakroom with w/c. The first floor will host one double bedroom complemented by a bathroom.

Externally, the property offers ample space for private off-road parking, and garden and patio areas.

Planning permission:

The barn has full planning permission, granted by Amber Valley Borough Council with all matters reserved and listed below; 'Change of use, restoration and extension of a field barn to form a one bedroomed dwellinghouse.' (Ref; AVA/2023/0520). All copies are available upon request, or via the Local Planning Authority website.

Services:

There are currently no services available at the property.

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.



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ARCHITECTURE
HISTORIC BUILDING REPAIR
THE AUTHENTIC INTERIOR

PROJECT:

Palerow Barn
Palerow Lane
Shottle, Belper
Derbyshire

CLIENT:

Chatsworth Settlement
Trustees

SUBJECT:

PROPOSED
PLOT 1 - PALEROW BARN -
GROUND FLOOR PLAN

PLANNING

DRAWING NO:

21223-P-1051 Rev F

DATE:

February 2022

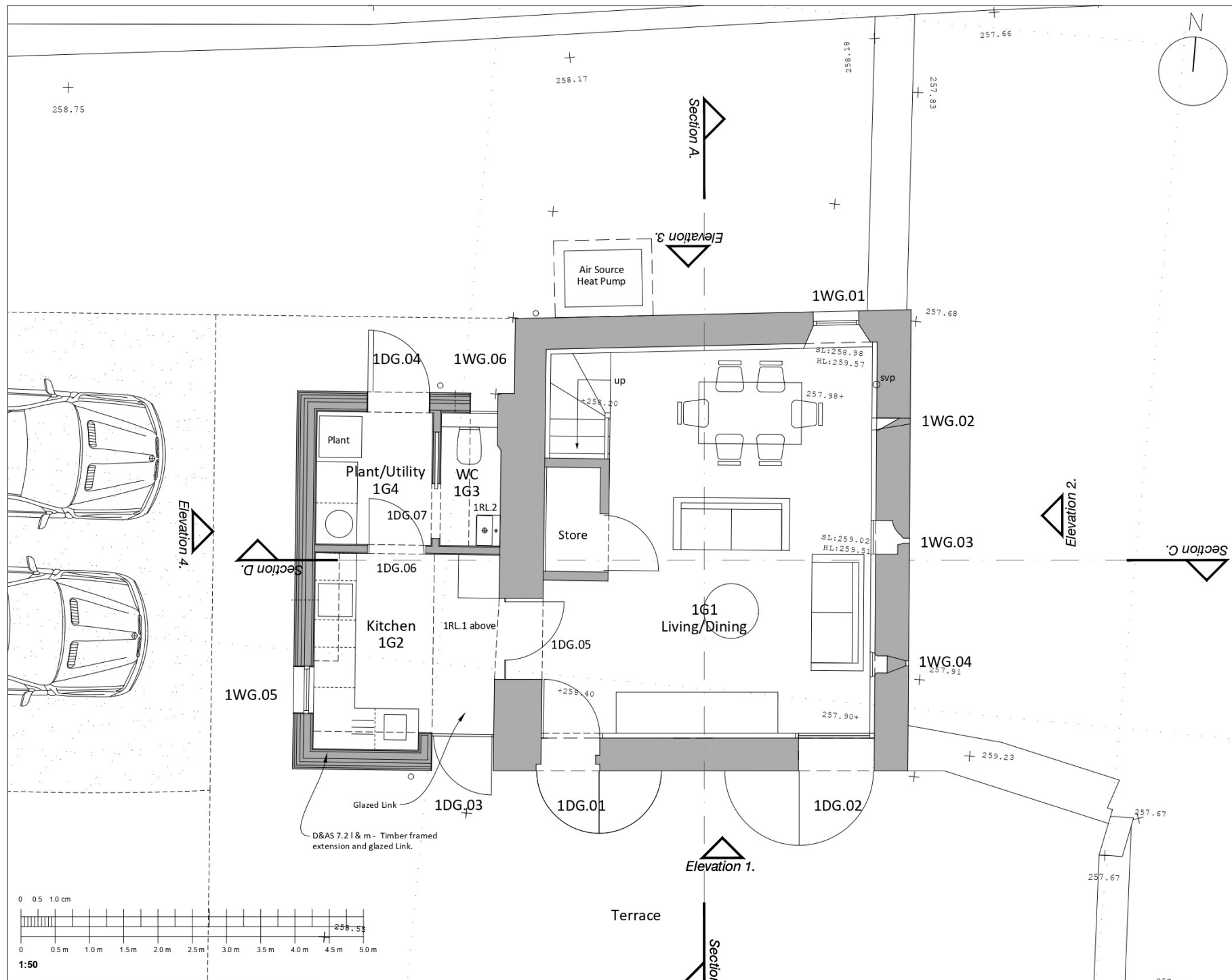
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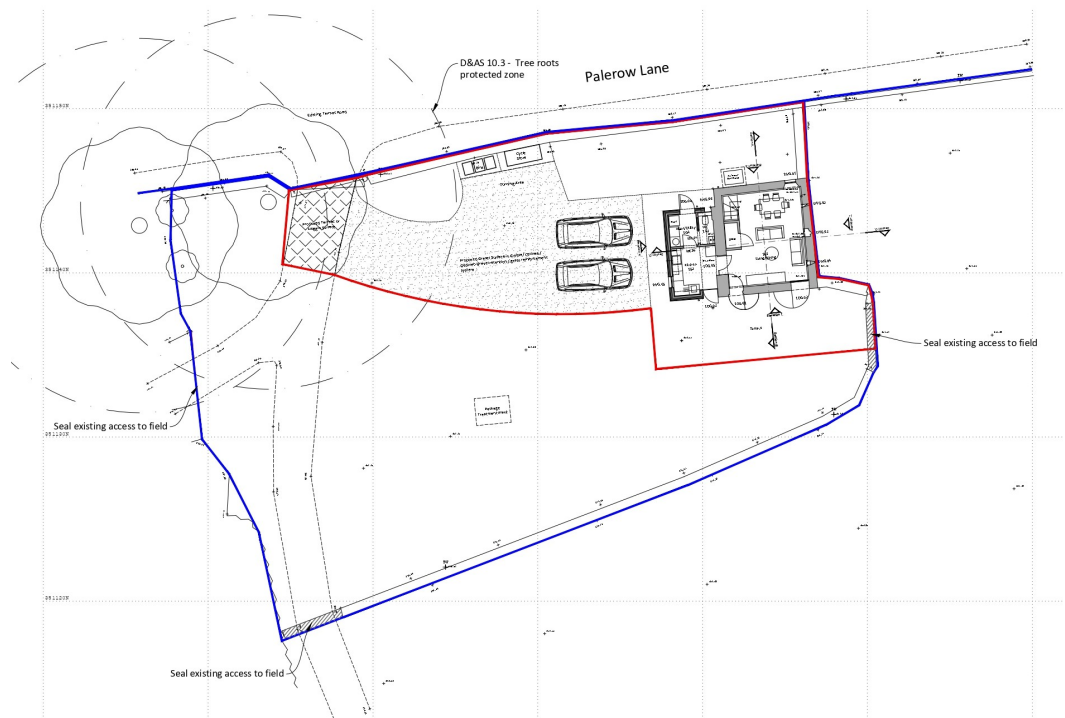
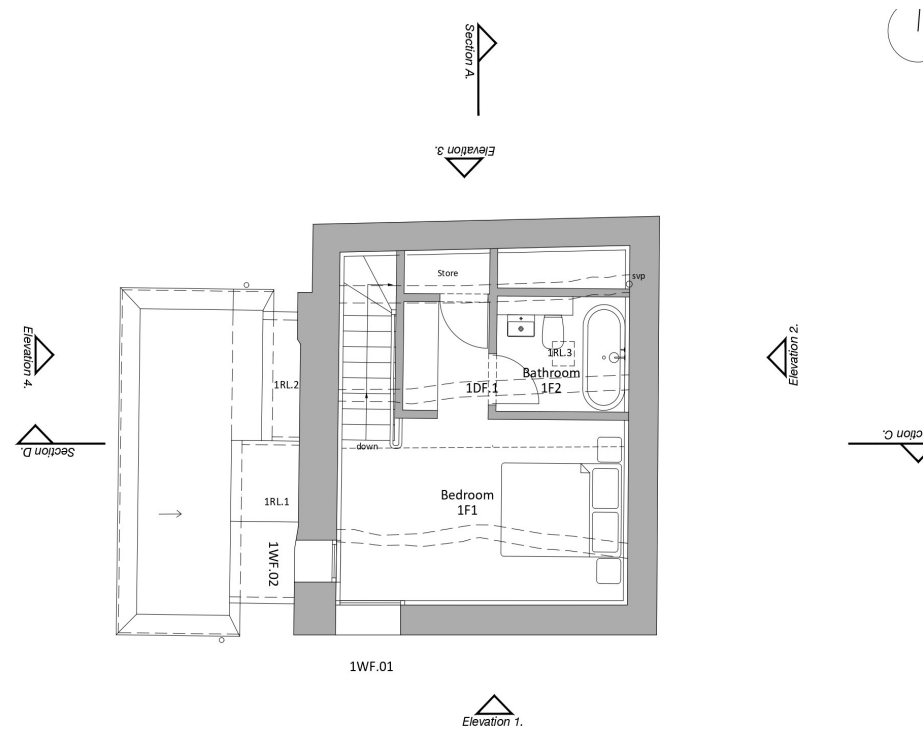
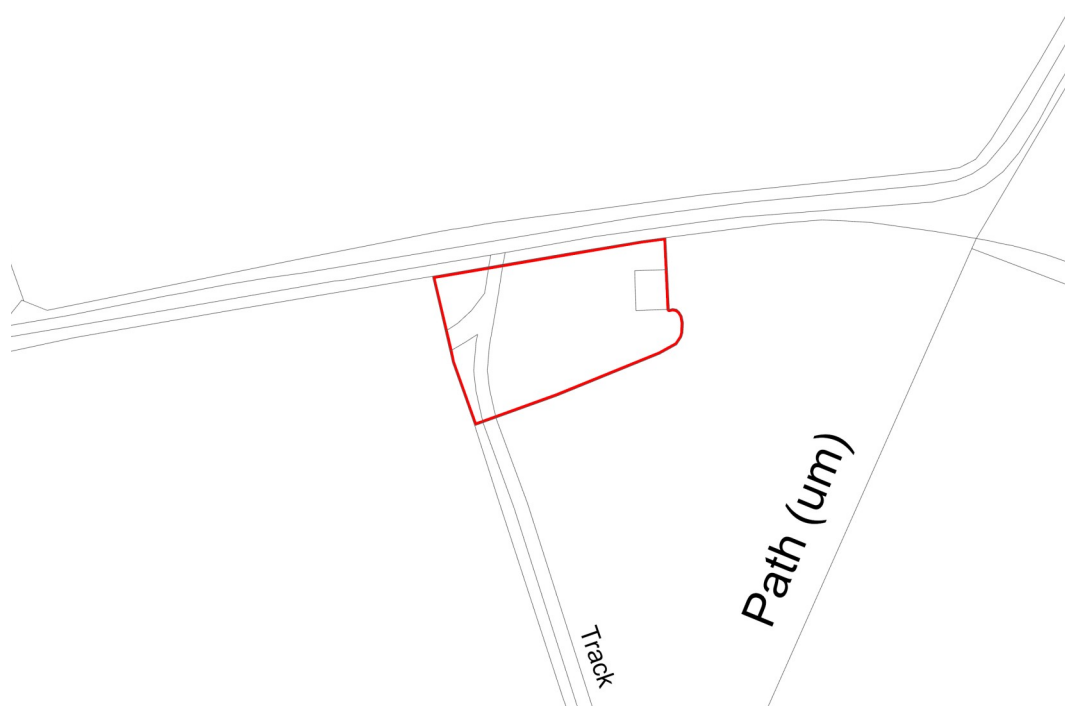
A: Update 09.05.22.
B: Update 31.05.22.
C: Kitchen updated 30.06.22
D: Drawing Scale updated
05.07.22.
E: General update 20.07.22.
F: Planning Issue 06.02.23.

SCALE:

1:50 @ A3

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**The Property
Ombudsman**

