



Land off Water Lane
Wheston, Tideswell



**Land off Water Lane
Wheston
Tideswell
Buxton
Derbyshire SK17 8JA**



7.00 ac

An exciting opportunity to acquire a pleasant parcel of grassland, suitable for both mowing and grazing of livestock, extending to approximately 7.00 acres (2.83 hectares). The grassland sits in a rural position, nearby to the popular village of Tideswell.

For Sale by Informal Tender.

Tender deadline Wednesday 15th October 2025 at 12pm.

Guide Price: £75,000—£80,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Description

The sale of this land offers a parcel down to permanent pasture, internally divided into two paddocks, offering grassland suitable for mowing and ideal for grazing of livestock and/or horses. The land extends to approximately 7 acres (2.83 hectares), with access off an unadopted lane suitable for a range of vehicles, bounded by dry stone walling.



General Information

Location:

The land is rural yet accessible, situated on the edge of the popular villages of Tideswell (1.5 miles) and Wheston (0.8 miles) in the Peak District National Park, with far reaching views across the Derbyshire countryside. Further nearby towns, where a wide range of amenities can be found, include; Chapel-en-le-frith to the northwest (6.9 miles), Buxton to the southwest (7.5 miles), and Bakewell to the southeast (9.0 miles). There are many nearby local walks, bridleways, trails and beauty spots within the surrounding area, excellent for those who enjoy the outdoors or with equestrian interests.

Directions:

From the centre of Tideswell village, head northwest along Manchester Road and continue along that road out of the village for approximately 0.75 miles. Turn sharp left onto Water Lane, an adopted highway, and continue along the lane for approximately 400 yards. Turn right onto an unadopted highway and the field parcels can be found 200 yards up on the left hand side, indicated by our 'For Sale' board. What3Words// signs. Router.cardigans

Mineral, Sporting and Timber Rights:

The rights are included insofar as they exist.

Services:

We are not aware of any mains services at the property.

Viewing:

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

Tenure and Possession:

The property is sold freehold with vacant possession upon completion.

Method of Sale:

This property is to be sold by Informal Tender, the tender deadline is Wednesday 15th October 2025 at 12pm. Tenders to be received at Bagshaws, The Agricultural Business Centre, Bakewell, Derbyshire DE45 1AH.

Rights of Way, Wayleaves & Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars. The property benefits from a right-of-way for access across the track to the south of the plot, suitable for all vehicles.

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.

Vendor's Solicitors:

Taylor Emmet Solicitors, Riverside Business Park, Buxton Rd, Bakewell, Derbyshire DE45 1GS

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN

Local Planning Authority:

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

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. Please note the red outline on photos is indicative and should not be relied upon.





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