



Land off Lumb lane
High Bradfield



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High Bradfield

Sheffield

S6 6LJ



7.3 acres

An opportunity to purchase approximately 7.3 acres of grassland, suited to both mowing or grazing of all livestock in a sought after location with roadside access.

For Sale by Public Auction, 20th July 2026.

Guide Price: £80,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Description:

The sale of this land offers the opportunity to purchase a parcel of grassland situated on the edge of a popular village, with far reaching views over nearby countryside. The land measures to approximately 7.3 acres and is down to grass, suitable for mowing or grazing of all livestock including horses. Suited to those with agricultural or equestrian interests.

Location:

The land is located near to the popular rural village of High Bradfield, being just a stones throw from the City of Sheffield. Providing far reaching views over nearby countryside whilst being in easy distance to commute into Sheffield City .



Directions:

From Oughtibridge village, head west for Bradfield along Church Street, opposite the Cock Inn. Follow Church Street, out of the village, and merge onto Burton Lane following signs for Bradfield. As the road narrows, continue to climb the hill as the road merges onto Burnt Hill Lane. Turn right onto Onesmoor Bottom, and follow the road to the end for approx. 1 mile, and turn left at the crossroads onto Lumb Lane. The property can be found on the left hand side approx. 0.3 miles down the lane, indicated by our For Sale board.

Services:

We are not aware of any services available at the land, although mains water is believed to be nearby.

Tenure and Possession:

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

Rights:

The Mineral 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 .

Method of Sale:

The land offered to the market by Public Auction, on the 20th July 2026.

Vendor's Solicitors:

Athena Law

Gregs Building, 1 Booth Street, Manchester, M2 4DU.

Local Authority:

Sheffield City Centre, 1 Union Street, Howden House, Sheffield S1 2SH .

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.

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

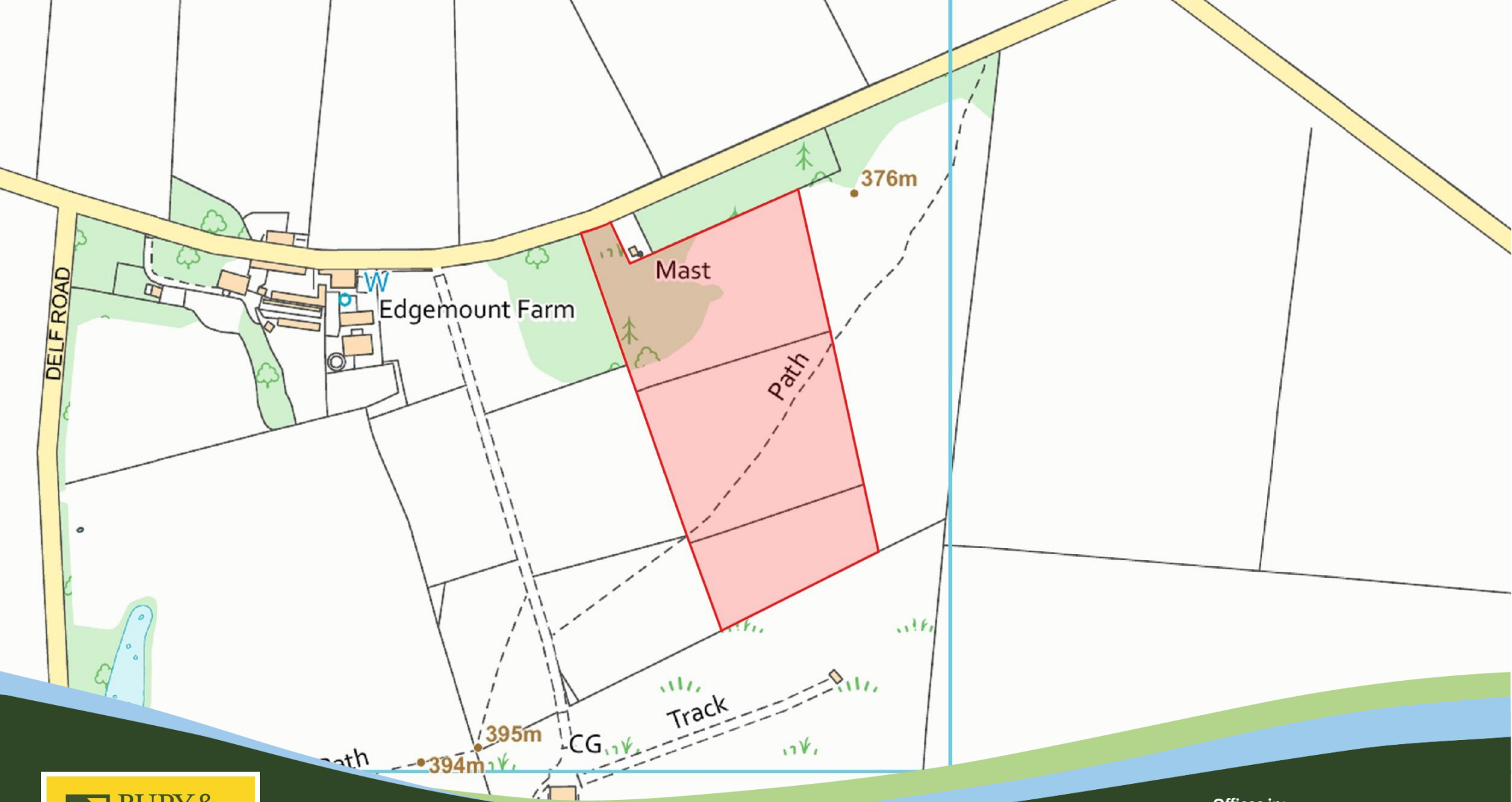
Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not 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.

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.

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 and proof of funds 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.



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