



# The Old Estate Yard Shottle, Belper



## The Old Estate Yard

Shottle

Belper

Derbyshire DE56 2DS

An exciting opportunity to acquire a traditional two-storey stone barn together with an outbuilding and surrounding gardens, boasting planning permission for conversion into a three bedroom dwelling.

The property situates within a sought-after rural village location, with the convenience of popular towns nearby, and offers a unique development opportunity.

**For sale by public auction at 3pm on 21<sup>st</sup> July 2025 at the  
Agricultural Business Centre, Bakewell, DE45 1AH**

### Auction Guide Price:

**£200,000**



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 north on the A6 out of town. With Belper Church on the left, turn left at the traffic lights onto Bridge Foot A517 and continue along the road for approx. 2.0 miles. Turn right onto Lambhouse Lane, signposted for Shottle, and follow the lane for approx. 1.7 miles into the village. The property can be found on the right hand side at the end of the village, indicated by our 'for sale' board.

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**Description:**

The Old Estate Yard offers a delightful opportunity to acquire a two-storey stone built barn, boasting planning permission for a three bedroom dwelling, together with surrounding gardens in a popular rural village. The approved accommodation within the barn spreads across two floors and briefly comprises; on the ground floor an open plan kitchen diner, a living room, master bedroom with ensuite, and a family bathroom. Led from a proposed spiral staircase, the first floor offers a double bedroom with an ensuite, and a third bedroom/study. The accommodation will be spacious, and suitable for family living, with pleasant rural outlooks spreading across the adjoining countryside.

Externally, the property offers a generously sized plot with pleasant lawned gardens wrapping around the barn bounded by dry stone walling. Currently, the property offers a timber framed outbuilding to the rear of the stone barn, should the barn be converted the timber frame building must be removed.

**Planning permission:**

The barn has full planning permission, granted by Amber Valley Borough Council with all matters reserved and listed below; 'Change of use redundant building 'The Old Estate Yard' to form one dwellinghouse'. (Ref; AVA/2023/0518). All copies are available upon request, or via the Local Planning Authority website.

**Services:**

There are currently no services available at the property. We understand that services are located nearby but buyers should make their own enquiries into this.

**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 21<sup>st</sup> July 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.

**Viewing Note:**

Upstairs access is prohibited due to uncertain structural safety. For your protection, please wear appropriate footwear at all times. Children are not permitted on the premises. We appreciate your understanding and cooperation in ensuring everyone's safety.

A map of the Lamb House Estate area. A red outline highlights a specific plot of land. The map includes labels for 'Lamb House' and 'Estate House'. A road is labeled 'LB'.



A photograph of a traditional stone barn with a tiled roof and a large wooden door, situated in a rural setting with green grass and trees. The barn is constructed from light-colored stone and has a steep, gabled roof covered in reddish-brown tiles. A small brick chimney is visible on the roofline. The front of the barn features a large, weathered wooden door with a diagonal brace, which is partially open. To the left of the main door, there is a smaller window and a side entrance. The barn is surrounded by lush green grass and tall reeds in the foreground. In the background, there are more stone buildings and a line of trees under a blue sky with scattered clouds.









**Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH**

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