



Land and Stables Barlow

Land and Stables

Bradley Lane

Barlow

S18 7TJ



1.46 acres

An opportunity to purchase approximately 1.46 acres of land, with Stone barn and timber stables, offering attractive opportunity for smallholders or those with equestrian interests along with development opportunity subject to the necessary planning consents.

For sale by Public Auction at 3pm Monday 22nd September 2025 at the Agricultural Business Centre, Bakewell, DE45 1AH

Auction Guide Price: £95,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Description:

The sale offers the purchaser an attractive opportunity to acquire a parcel of grassland, with roadside access, stone outbuilding, and timber stables all amounting to approximately 1.46 acres in a much sought after area on the outskirts of the village of Barlow.

Location:

The land is located near to the popular rural village of Barlow, nearby to the town of Chesterfield and City of Sheffield. The village is extremely sought after with its rural and peaceful situation whilst being nearby and commutable to local commercial centres.



Directions:

From Barlow Village, travel northbound on the B6051 until passing the Tickled Trout pub on the left hand side, after approximately another 300m the land will lie on the left hand side as indicated by our For Sale board.

What3words:///pursuing.primed.regretted

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.

Timber and Mineral Rights

The 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 is offered by Public Auction at 3.00pm on Monday 22nd September 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

Glenn McClenaghan
Lovedays Solicitors
Tel: 01629 56660

Overage Clause:

An overage provision of 20% for 25 years will effect the property for any non agricultural/equestrian development.

Local Authority:

North East Derbyshire District Council, 2013 Mill Lane, Chesterfield S42 6NG

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.

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) 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. 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.





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