



Land off Grin Low
Sheldon, Bakewell



**Land off Grin Low
Sheldon
Bakewell
Derbyshire DE45 1QT**



25.45 ac

An exciting opportunity to acquire a useful block of grassland on the edge of a popular Peak District village, extending to approximately 25.45 acres (10.30 ha), suitable for both mowing and grazing. The land offers good roadside access, suiting those with agricultural interests.

**For sale by Public Auction at 3pm Monday 17th November 2025 at the
Agricultural Business Centre, Bakewell, DE45 1AH**

Guide Price: £205,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The land is located just south of the sought-after village of Sheldon, with easy access from Bakewell (4.0 miles), Monyash (1.4 miles), Flagg (2.8 miles) and Taddington (3.4 miles), each offering a basic range of amenities. The land benefits from being within the Peak District National Park, offering many nearby local walks, bridleways, trails and beauty spots.

Directions:

From Bakewell town centre, head west on the B5055 King Street. Follow the road out of the town for approx. 2.5 miles. As the road forks, bear right signposted for Sheldon. Continue along the lane for approx. 1.6 miles. The land can be found on the left-hand side, indicated by our For Sale board. [What3Words//animated.Senders.chins](#)



Description:

The sale of land offers a useful parcel of permanent pasture, suitable for both mowing and grazing of livestock and/or horses. Bounded by dry stone walling and post and wire fencing, the parcel of land boasts good gated roadside access off, internally divided into three blocks, with a small portion of woodland in between. A dew pond locates within one of the paddocks. The land is in good heart and will suit those with agricultural interests, as well as neighbouring landowners.

Boundary:

The purchaser will be responsible for erecting a stockproof boundary from point A to B (see plan), within three months from the completion date.

Agri-environment Schemes:

All of the land is currently subject to an agri-environment scheme, being in a mid-tier countryside stewardship until December 2027, with the following options upon the grassland restricting certain activities:

- GS5: Permanent grassland with very low inputs in SDAs
- GS15: Haymaking supplement

Should the purchaser wish to continue with this scheme then the options can be transferred. For further details on options please contact the Bakewell office.

Services:

There is mains water available, and a dew pond to the north of the parcel of land.

Tenure and Possession:

The land is sold freehold with vacant possession.

Sporting and Timber Rights:

The 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 .

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. There is a public footpath running through the land, and overhead powerlines.

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 17th November 2025 at The Agricultural Business Centre, Bakewell, Derbyshire DE45 1AH.

Vendor's Solicitors:

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

Local Authority:

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

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

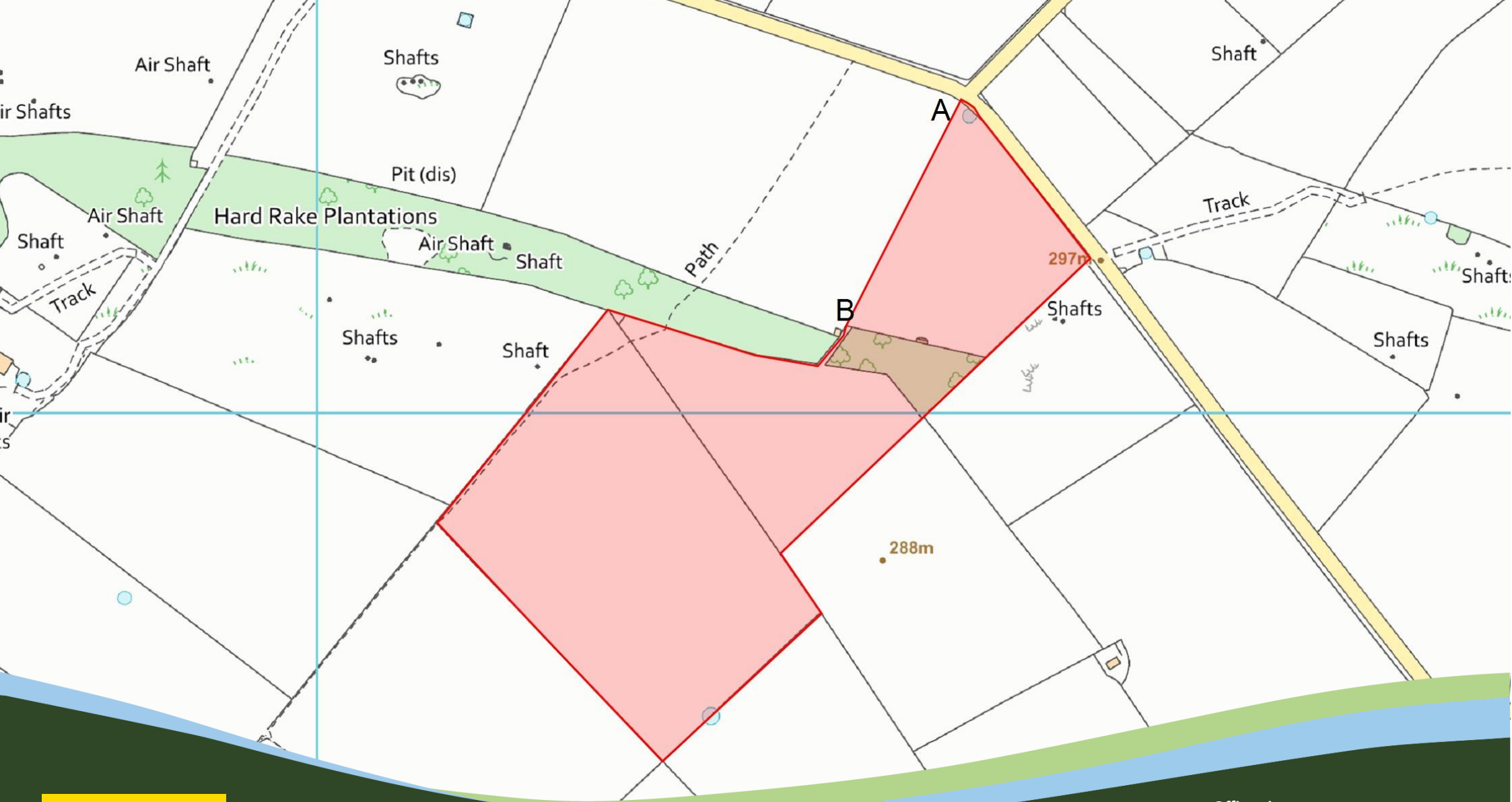
will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. of VAT), 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. 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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