



Land off Johnson Lane
Sheldon, Bakewell



**Land off Johnson Lane
Sheldon
Bakewell
Derbyshire
DE45 1QS**



0.39 ac

An rare opportunity to acquire a parcel of land situated in a popular village within the Peak District National Park, extending to approximately 0.39 acres (0.16 ha). The land will suit those with amenity, environmental or lifestyle interests.

For Sale by Informal Tender.

Tender deadline Friday 7th November 2025 at 12pm.

Offers Over: £20,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The land is rural yet accessible, situated within the heart of the rural village of Sheldon within the Peak District National Park. Nearby towns and villages include; Ashford in the Water to the northeast (2.1 miles), Monyash to the southwest (2.8 miles), Bakewell to the east (3.1 miles), and Buxton to the northwest (9.3 miles) where a wide range of amenities can be found. There are many nearby local walks, bridleways, trails and beauty spots within the surrounding area, excellent for those who enjoy the outdoors.



General Information

Description:

A parcel of land situated in a rural yet accessible location, sitting prominently within the village of Sheldon, extending to approximately 0.39 acres (0.16 hectares). The land is all down permanent pasture, bounded to two perimeters by dry stone walling, offering great roadside access for all vehicles. The land offers excellent amenity appeal, with a variety of potential uses whether that be for allotments, or a smallholders plot, all subject to the necessary consent, and likely to appeal to those seeking a lifestyle interest. The land has previously benefitted from planning consent for a bungalow, circa 50 years ago, consequently this has now lapsed but highlights the potential (subject to all the necessary planning consents).

Directions:

From Bakewell town centre, head northwest on the A6 for approx. 1.7 miles. Turn left off the A6 signposted for Sheldon, continue up the hill for 0.8 miles, before turning right following the lane into the village of Sheldon. Head through the village and the property can be found on the right hand side, on the corner of Johnson Lane and indicated by our 'For Sale' board.

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 however, there are services within very close proximity and interested parties should make their own enquiries.

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.

Local Authority:

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

Method of Sale:

This property is to be sold by Informal Tender, the tender deadline is Friday 7th November 2025 at 12pm. Tenders to be received at Bagshaws, The Agricultural Business Centre, Bakewell 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.

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.

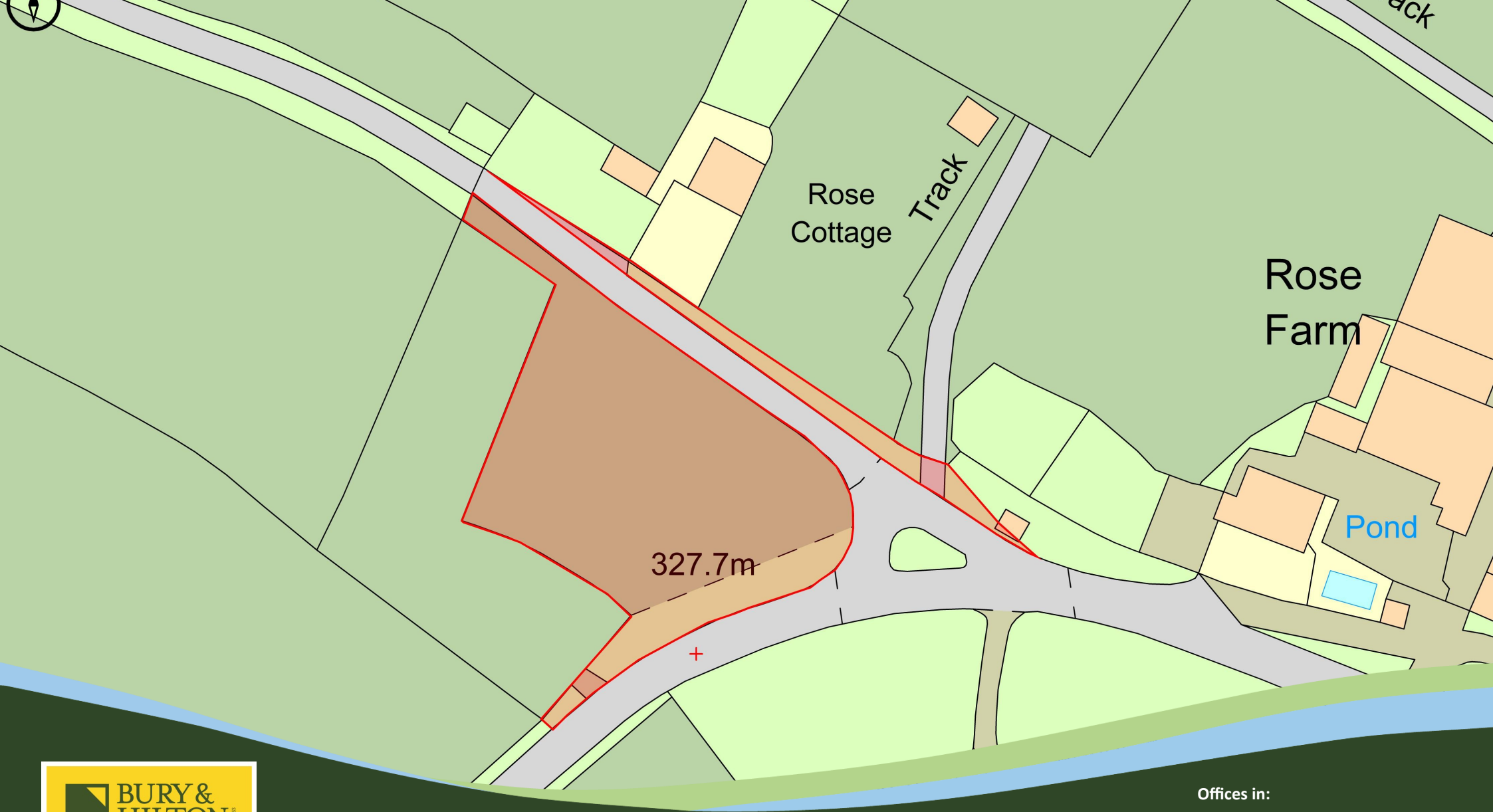
Vendor's Solicitors:

Taylor Emmet Solicitors, 20 Arundel Gate, Sheffield City Centre, Sheffield S1 2PP

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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In partnership with Bury and Hilton

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Ombudsman**

