



**Northlands  
Chelmorton**





**Northlands  
The Ditch  
Chelmorton  
Buxton  
Derbyshire SK17 9SG**



**3**



**2**



**1**



**D**

An exciting offering including a three bedroom bungalow in need of internal modernisation, a detached garage, and surrounding lawned gardens, occupying a generously sized plot. The property boasts a rural yet highly accessible position within the Peak District National Park overlooking the adjoining Derbyshire countryside, and being within commuting distance of popular towns and cities.

**For Sale by Public Auction at 3pm Monday 23<sup>rd</sup>  
March 2026 at the Agricultural Business Centre,  
Bakewell, DE45 1AH**

**Guide Price: £350,000**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com







# Northlands

## Location:

Northlands is situated in a rural location within the Peak District National Park, surrounded by rolling Derbyshire countryside but with great accessibility onto the A515. The nearby Spa town of Buxton locates 4.6 miles to the northwest whilst the market town of Bakewell lies 9.2 miles to the northeast, each offering a wide range of facilities including supermarkets, high street shops, restaurants and secondary schools. There are many nearby local walks and beauty spots direct from the property and throughout the area. The property has a rural setting, however benefits from access onto main roads including the A515, and boasts easy commuting access to the cities of Derby and Sheffield being within an hour respectively.

## Description:

The sale of Northlands presents a fantastic opportunity, the property offers a three bedroom bungalow on a generous plot in need of full renovation but with much potential, a useful detached garage/garden store, pleasant surrounding gardens and a spacious driveway with off-road parking for multiple vehicles.

The property lends itself to those seeking a renovation project, in a popular rural village location with far reaching views across the Derbyshire countryside.

## Directions:

From Buxton town centre, head southeast on the A515 and continue along that road for approximately 2 miles. Turn left after the Brierlow Bar traffic lights onto the A5270 signposted for Bakewell, and continue along the lane for approx. 0.8 miles. Bear right onto The Ditch, the property can be found approx. 500 yards along on the right hand side, indicated by our 'For Sale' board.

**What3Words///social.groomed.crumbles**



# Accommodation

Northlands presents a traditional, stone built bungalow requiring some internal modernisation and renovation, with living accommodation spread across one floor with ample opportunity to adapt and alter to a purchasers preference.

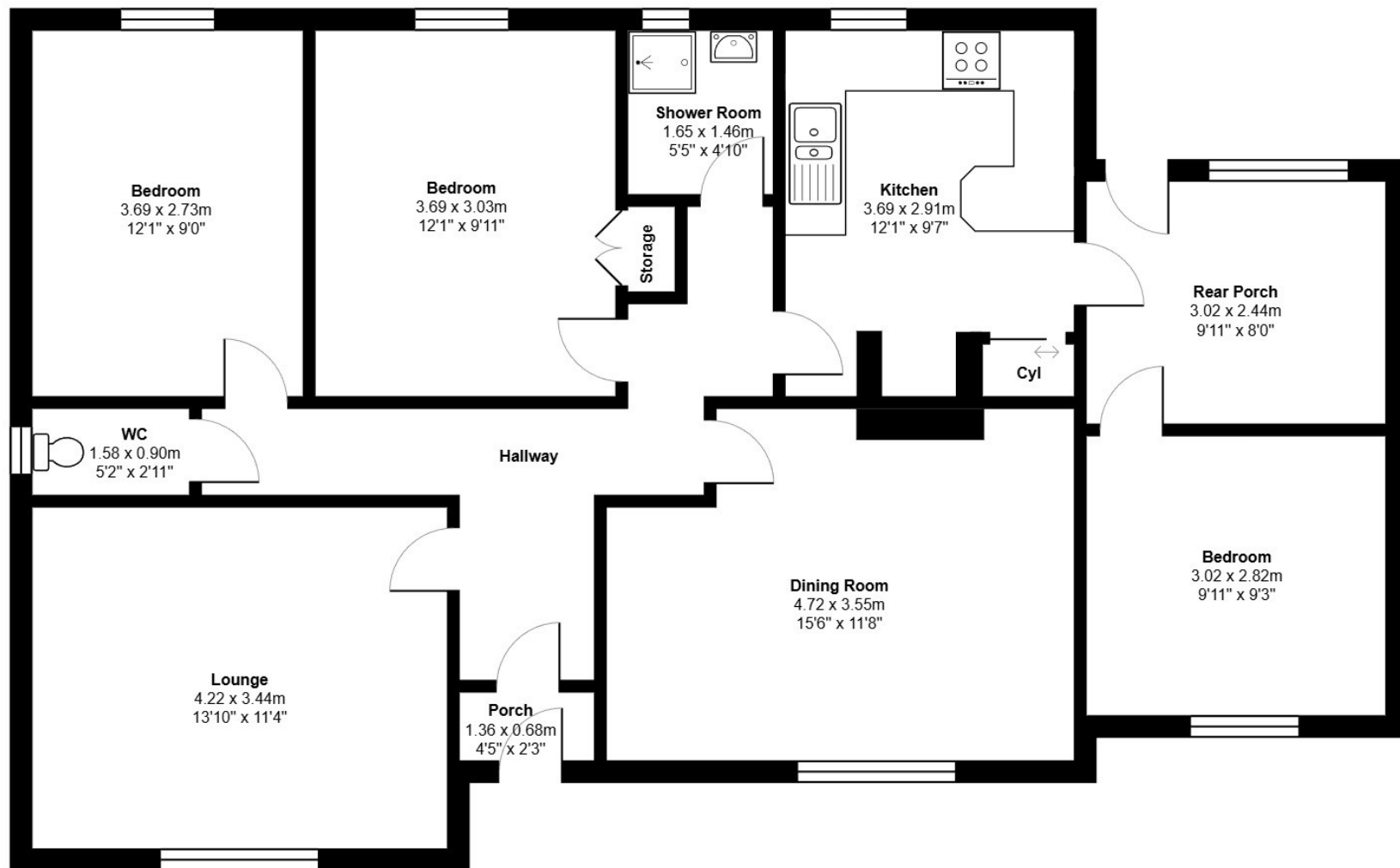
With entrance through a front porch, the accommodation offers a pleasant lounge with countryside views, a good-sized dining room, a kitchen diner with fitted units, a useful utility room/rear porch area, three double bedrooms each offering rural outlooks, and a shower room with a separate w/c.

# Externally

Northlands offers a good-sized plot, with a gated driveway providing space and off-road parking for multiple vehicles, with a dry-stone walled boundary. The property boasts lawned gardens to the front and rear, with mature shrubbery and planted borders, offering a perfect space for those who are green-fingered and seeking the amenity aspects of country living to enjoy. A patio area wraps around the rear of the property, offering privacy and pleasant outlooks across the adjoining countryside. A detached timber-built garage locates to the side of the bungalow, providing flexibility in its uses and a great space, alongside a timber garden store and a coal house.







## Ground Floor

All measurements are approximate and for display purposes only



# General Information

## Services:

The property benefits from mains water, electricity, and drainage, with an oil fired central heating system.

## Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

## Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars.

**Council Tax Band:** E    **EPC Rating:** D

## Local Planning Authority:

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

## Local Authority:

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

## Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

## Method of Sale:

The property is offered by Public Auction at 3.00pm on Monday 23rd March 2026 at The Agricultural Business Centre, Bakewell, DE45 1AH.

## Vendor's Solicitors:

Cooper Sons Hartley and Williams, 9, Terrace Road, Buxton, Derbyshire SK17 6DU

## Broadband Connectivity:

It is understood that the property benefits from a good broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

## 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.







The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire, DE45 1AH  
T: 01629 812777  
E: [bakewell@bagshaws.com](mailto:bakewell@bagshaws.com)  
[www.bagshaws.com](http://www.bagshaws.com)  
In partnership with Bury and Hilton

**Offices in:**

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811

