



**Woodside**  
**Pomeroy, Buxton**





**Woodside  
Stonebench Lane  
Pomeroy  
Buxton  
Derbyshire SK17 9QG**



**2**



**1**



**1**



**2.10 ac**



**G**

An exciting offering including a bungalow with accommodation in need of renovations, a detached garage, surrounding lawned gardens, and an adjoining grassland paddock all totalling approximately 2.10 acres (0.85 hectares). 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.

The property offers plentiful opportunity for those seeking a renovation project, and with equestrian, smallholder, or amenity interests.

**For sale by Public Auction at 3pm Monday 21st July 2025 at the Agricultural Business Centre, Bakewell, DE45 1AH**

**Guide Price:**

**£325,000**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com







# Woodside

## Location:

Woodside 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 villages have a range of basic amenities including churches, public houses, village shops and primary schools,. The nearby Spa town of Buxton locates 6 miles to the northwest whilst the market town of Bakewell lies 7.5 miles to the northeast, each offering a wider 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 Woodside presents a fantastic opportunity, the property offers a two bedroom bungalow on a generous plot in need of full renovation but with much potential, a useful detached garage/garden store, extensive surrounding gardens and a grassland paddock extending in total to 2.10 acres (0.85 hectares).

The property lends itself to those with equestrian, hobby farming, and/or amenity interests, boasting a good sized paddock with separate roadside access, in a popular and highly accessible location.

## Directions:

From Buxton town centre, head southeast on the A515 and continue along that road for approximately 5 miles. With the Duke of York pub on the left hand side, take the next left onto Stonebench Lane signposted for Flagg. The property can be found on the left hand side indicated by our 'For Sale' board.

**What3Words///fractions. Gossiped.ladders**

## Broadband Connectivity:

It is understood that the property does not have broadband service. 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.

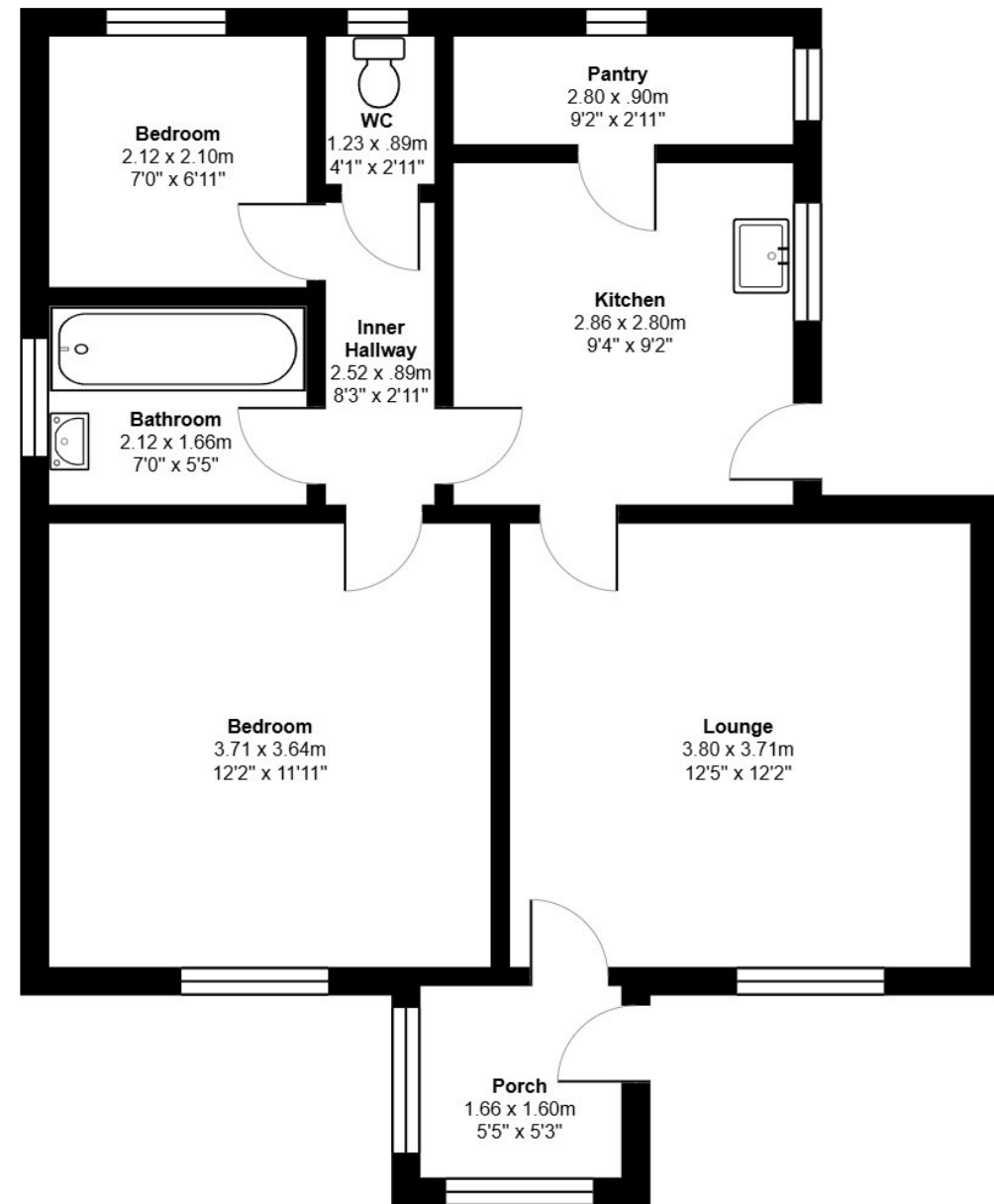




# Accommodation:

Woodside presents a traditional stone built bungalow requiring internal modernisation and refurbishment, with living accommodation spread across one floor and ample opportunity to adapt and alter to a purchasers preference. The bungalow offers a 'blank canvas' with much potential, suiting those seeking a renovation project, in a pleasant rural position.

With entrance from the side porch into a good-sized living room, through to a dining kitchen space with a second external access doorway, and a useful pantry sits to the side. An inner hallway offers entrance to two pleasant bedrooms, a family bathroom with a bath and basin, and a separate w/c.



**Ground Floor**

All measurements are approximate and for display purposes only







# Externally:

Woodside offers a generous plot of approximately 2.10 acres (0.85 hectares), including gardens and an adjoining paddock. The property offers good roadside access, and a driveway with space for multiple vehicles. The gardens to the property surround the bungalow bounded by dry stone walling, with lawned areas and mature trees and shrubbery, appealing to those who are 'green fingered' and seeking the amenity aspects of country living. A patio area lies to the west of the bungalow, with space for outdoor seating. A detached garage locates to the east of the bungalow, providing flexibility in its uses.

The adjoining paddock is of manageable acreage and provides grassland suitable for the grazing of all livestock and/or horses, and mowing, bounded by both dry stone walling and post and wire fencing. The paddock benefits from access from both the bungalow and separately from the roadside, giving flexibility.





# General Information

## Services:

The property benefits from mains water and electricity, with private drainage via a septic tank.

## 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. A public foot-path runs through the paddock, and overhead wires where it is assumed a wayleave is in place.

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

## 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.

## 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.

## Method of Sale:

The land is offered by Public Auction at 3.00pm on Monday 21st July 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH.

## Vendor's Solicitors:

Cooper Sons Hartley & Williams, 9 Terrace Rd, Buxton, SK17 6DU, Ref: Zoe Sherritt

## 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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