



Land and Stables off The Lodge
Tideswell



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Tideswell

Buxton

Derbyshire SK17 8QJ



2.62 ac

An exciting opportunity to purchase approximately 2.62 acres of grassland, together with a stone-built stable block offering two loose boxes. Located on the edge of Tideswell village, the land will appeal to those with equestrian or hobby-farming interests.

For sale by Public Auction at 3pm on Monday 18th May 2026 at

The Agricultural Business Centre, Bakewell DE45 1AH

Auction Guide Price: £100,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The property is situated on the edge of the popular village of Tideswell, in the Peak District National Park, where a range of basic amenities can be found. Further popular nearby towns and villages include; Litton to the southeast (0.7 miles), Bradwell to the north (4.9 miles), Bakewell to the southeast (7.5 miles), Buxton to the southwest (8.6 miles) The property boasts picturesque views across the Derbyshire countryside and a peaceful location nearby to a breadth of popular walks and beauty-spots.

Directions:

From Tideswell village market square, head south along High Street and continue along 0.5 miles merging onto Queen Street. As the road splits, bear left onto The Lodge and follow the lane for approx. 0.2 miles. The property can be found on the left hand side, indicated by our For Sale board. What3Words// edgy. Shun.umbrellas



General Information

Description:

The sale of this property offers a fantastic opportunity for those with equestrian interests to acquire a block of grassland, bounded by dry stone walling and post and rail/wire fencing, totalling approximately 2.62 acres (1.06 ha). The grassland is suitable for grazing of all livestock and/or horses, and is in good heart. A traditional stone-built stable block sitsuate to the southern boundary, upon a concrete base, offering two loose boxes. The property benefits from a water supply, in a quiet rural position, with great accessibility into neighbouring villages.

Services:

The property benefits from mains water.

Tenure and Possession:

The land is sold freehold, with vacant possession upon completion.

Mineral, Sporting and Timber Rights:

Included as far as they exist.

Viewing:

The property may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully and considerately.

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.

Vendor's Solicitors:

Taylor Emmet Solicitors, H1 and H2 Riverside
Business Park, Buxton Road, Bakewell, Derbyshire
DE45 1GS

Method of Sale:

The property is offered by Public Auction at 3.00pm on Monday 18th May 2026 at The Agricultural Business Centre, Bakewell, Derbyshire DE45 1AH.

Local Authority:

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

Local Planning 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) 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.

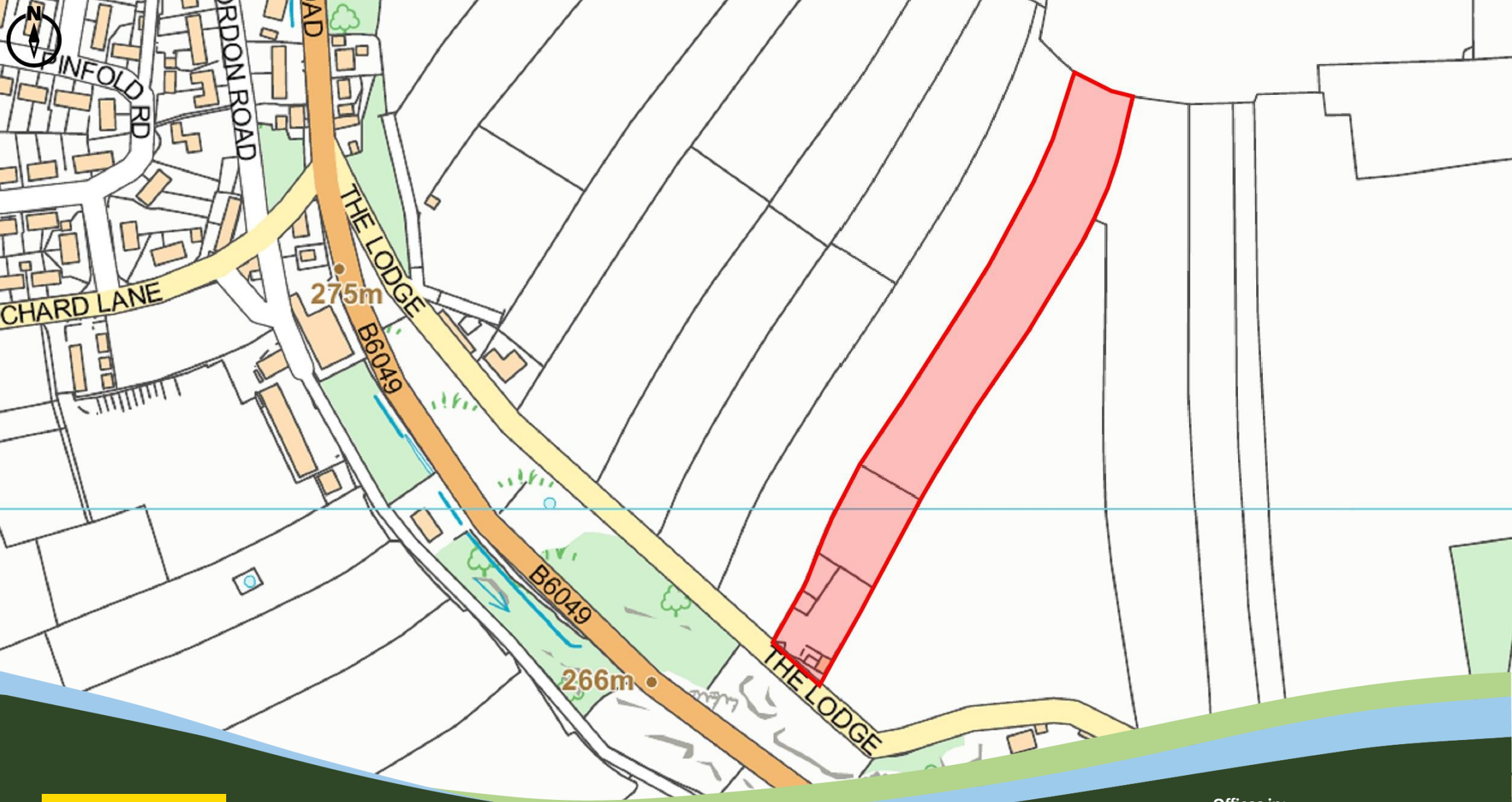
Conditions of Sale:

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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In partnership with Bury and Hilton

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