



Land off Dobbin Lane
Dronfield



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Dronfield

Peakley Hill

Derbyshire S18 7SU



Lot A – 1.98 ac Lot B - 7.65 ac

A rare opportunity to purchase approximately 9.63 acres (3.90 ha) of pleasant grassland, suitable for mowing and grazing, offered in two lots. The land boasts a four former timber buildings all positioned in a quiet rural location with good roadside access, suiting those with agricultural, equestrian, and/or amenity interests.

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

The Agricultural Business Centre, Bakewell DE45 1AH

Auction Guide Prices:

Lot A - £30,000—£40,000

Lot B - £80,000—£90,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The land is situated in a quiet rural location, on the edge of the town of Dronfield (2.7 miles) offering a wide range of amenities. Further nearby towns and villages include; Holmesfield to the north (1.5 miles), Chesterfield to the southwest (6.1 miles), and Baslow to the west (8.2 miles).

Directions:

From Holmesfield village centre, head east along Main Road. Turn right onto Cowley Lane, before the Rutland Arms, and follow the lane for approx. 0.8 miles. As the road forks, bear right onto Dobbin Lane and follow the lane for approx. 0.2 miles. The lots can be found on the right hand side indicated by our 'For Sale' boards.



General Information

Description:

Lot A—Guide Price £30,000—£40,000

Shown shaded blue on the plan, the sale offers the opportunity to purchase an attractive parcel of grassland, suitable for both mowing and grazing of all livestock and horses. The land extends to approximately 1.98 acres (0.80 hectares), with two good roadside access points off a quiet lane, and is bounded by mature hedgerow and post and wire fencing.

Lot B—Guide Price £80,000—£90,000

Shown shaded red on the plan, the sale of the land offers the opportunity to purchase a block of grass and woodland extending to approximately 7.65 acres (3.10 hectares), divided into multiple paddocks, and benefiting from good roadside access. The land lays flat and is down to grass, suitable for mowing and grazing of livestock and horses, with a portion of mature woodland. A number of dated timber railway carriages, with one being in the first field and three in the perimeter of the far field. The carriages have been in situ prior to the current ownership from 2013.

Both parcels of land lend themselves to the agricultural, amenity, equestrian, and/or investment purchasers.

Services:

No mains services are connected.

Tenure and Possession:

The land is sold freehold with vacant possession.

Sporting, Timber and Mineral Rights:

The sporting and timber rights are included in the sale as far as they exist. The mineral rights are not included in the sale.

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. A public footpath runs

through Lot A. There are overhead and underground power cables crossing the land.

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

Vendor's Solicitors:

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

Local Authority:

North East Derbyshire District Council, 2013 Mill Lane, Chesterfield, Derbyshire S42 6NG

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

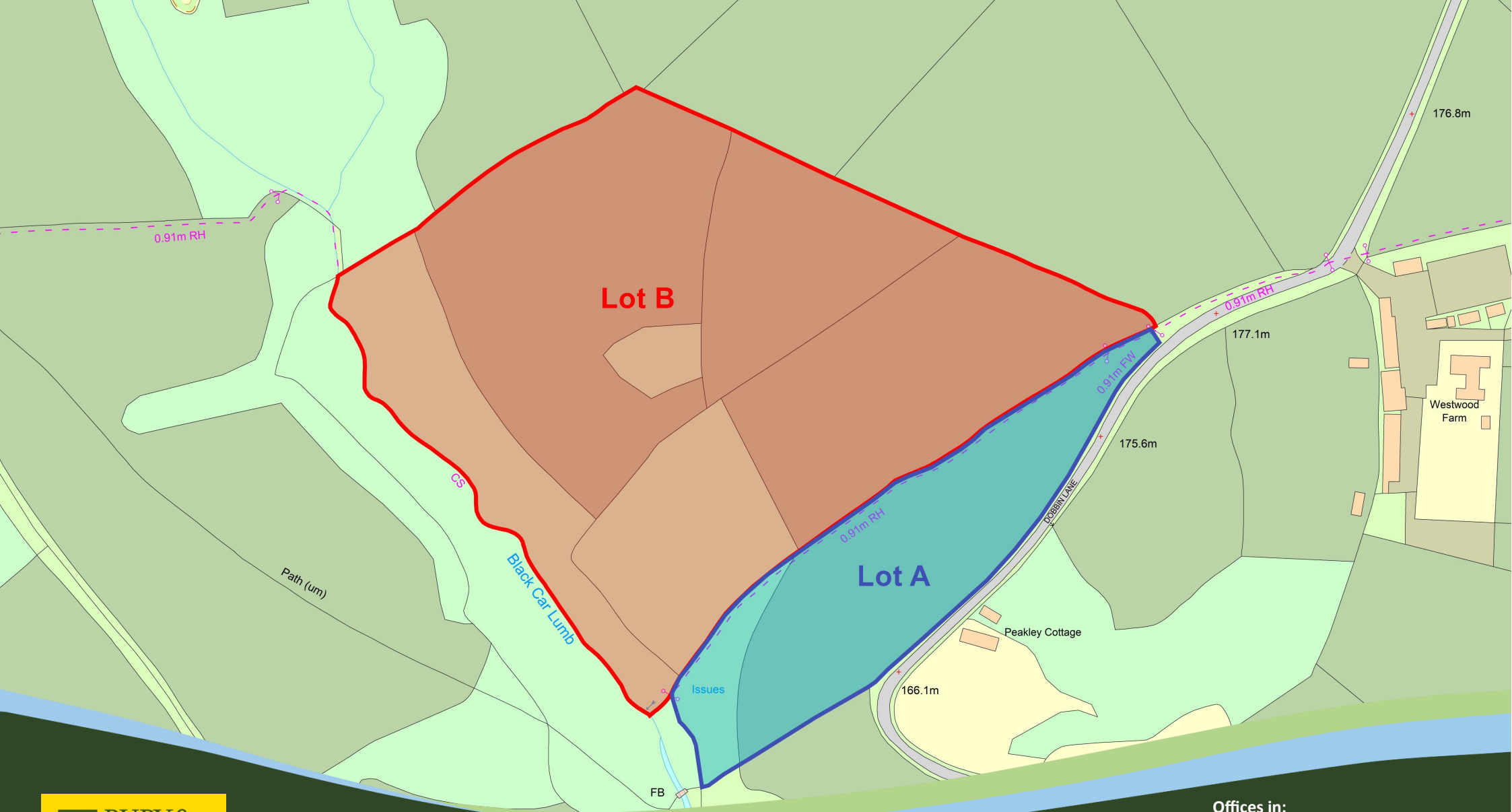
Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not 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.



Lot B







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In partnership with Bury and Hilton

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