



## Land and Building off Bonsall Lane Bonsall





**Land and Building off Bonsall Lane  
Bonsall  
Matlock  
Derbyshire DE4 2PB**



**4.54 acres**

An exciting opportunity to acquire approximately 4.54 acres of grassland, together with a small stone barn, situated on the edge of the popular rural village of Bonsall within the Peak District National Park.

**For Sale by Public Auction at 3pm Monday 23<sup>rd</sup> March 2025 at the  
Agricultural Business Centre, Bakewell, DE45 1AH**

**Auction Guide Price: £55,000**



Bakewell Office - 01629 812777



[bakewell@bagshaws.com](mailto:bakewell@bagshaws.com)

**Description:**

The sale of this property offers an excellent opportunity to purchase a pleasant block of grassland separated in to three paddocks, suitable for mowing and grazing of livestock/ horses. Bounded by dry stone walling and post and wire fencing, the land benefits from good gated roadside access and clusters of mature trees to the perimeters. The property extends to approximately 4.54 acres (1.84 hectares), boasting a single storey, stone-built field barn presenting great opportunity and potential for conversion (subject to all the necessary planning consents). The property will suit those with agricultural, equestrian, hobby farming, and or amenity interests offering a picturesque rural yet accessible location.





# General Information

## Directions:

From Matlock town centre head west on the A515, turn left at the roundabout onto Derwent Road and continue to the traffic lights. At the lights turn right, and then immediately right onto Matlock Spa Road (opposite Sainsburys). Continue for approx. 0.3 miles before turning left onto Snitterton Road, following the road round to the right and merging onto Salters Lane, continuing for approx. 0.7 miles. Turn right at the end of the land onto Bonsall Lane, the property is located on the left hand side as indicated by our For Sale board. What3words:///haven.steps.resonated

## Location:

The land is located within the Peak District National Park, close by to the rural village of Bonsall, offering a variety of local walks and beauty spots. Nearby popular towns include; Matlock to the east (4.0 miles), Bakewell to the north (8.5 miles), Ashbourne to the southwest (12.6 miles), and Chesterfield to the northwest (13.6 miles), each offering a wide range of amenities.

## Services:

We are not aware of any services available at the property.

## Tenure and Possession:

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

## Sporting, Timber and Mineral Rights

The rights are included in the sale as far as they exist.

## Viewing:

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

## Method of Sale:

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

## Vendor's Solicitors:

Franklin and Co, Town Hall Chambers, Anchor Square, Bakewell, Derbyshire DE45 1DR

## Local Authority:

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

## 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 the land.

## Money Laundering Regulations 2017:

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 and proof of funds 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.



**Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH**

**T :** 01629 812777

**E :** Bakewell@bagshaws.com

**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



**RICS**



**CAAV**

