



Land off Main Road

Wyaston



BAGSHAW'S EST 1871
Land • Property • Livestock

Land off Main Road

Wyaston
Ashbourne
Derbyshire,
DE6 2DR



2.10 ac

An exciting opportunity to purchase a level grassland paddock situated in an idyllic location with private track providing access from the lane.

Beautifully located on the edge of this much sought after village of Wyaston.

It is very rare that land of this nature comes available on the open market

The land is bordered by hedging and with gated access and the remains of a former field shelter.

Best and final offers invited by

12 noon on Wednesday 24th June 2026

Guide Price: offers over £50,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Services:

The land is sold with no mains services.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Local Authority:

Derbyshire Dales District Council

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Viewing is at own risk and on foot only, no one is permitted to drive onto the land. Please ensure any party viewing parks considerately so as to not block access ways, parking on the track is permitted for the purpose of viewing.

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.. We understand the access track owned by the land has a right of way granted for neighbouring land owners to access their field.

Directions:

What3words - ///cuddling.estimated.arise

Additional costs:

The purchasers will be required to pay a contribution of £4000 plus VAT towards the vendor's agent and solicitors costs .

Method of Sale:

The land is offered by Private Treaty - **Closing date for 'Best and Final' offers Friday 3rd July 2026 at 12 noon.**

Offers should be submitted in writing accompanied by proof of funds and acknowledgement that the additional costs will be payable in addition to the purchase price.

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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