



Land and ponds off Birkin Lane
Wingerworth



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Wingerworth

S42 6RE



Lot A – 17.50 ac Lot B - 2.15 ac

An exciting opportunity to purchase approximately 19.65 acres comprising grassland and two lovely ponds in a beautiful rural position offered in two lots. The property boasts excellent roadside access and is close to the popular villages of Ashover and Wingerworth.

For sale by Public Auction at 3pm on Monday 20th July 2026 at

The Agricultural Business Centre, Bakewell DE45 1AH

Auction Guide Prices:

Lot A - £180,000 Lot B - £70,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The land sits in a lovely rural location, situated on the outskirts of Wessington village, yet lying in close proximity to various popular, nearby towns offer a wider range of amenities including Alfreton (c. 4.0 miles), Matlock (c.7.2 miles), Belper (c.8.2 miles), and Chesterfield to the north (c. 12.2 miles). The cities of Derby, Sheffield, and Nottingham are all within a 25 mile commute



Description:

Lot A—Guide Price £180,000

Shown edged blue on the plan, the sale offers the opportunity to purchase an excellent block of land, measuring approximately 17.50 acres. The land is largely down to grass (with a parcel of winter bird food) but has all been cultivated in the past, and is used for mowing and aftermath grazing. Access from the roadside is excellent, primarily utilising a tarmac track (maintained by Severn Trent Water) off the highway, with other access points off the highway.

Lot B—Guide Price £70,000

Shown edged red on the plan, the sale of the land offers the opportunity to purchase two attractive ponds and grassland. The ponds are stone lined and comprise approximately 0.25 and 0.2 acres respectively adjoining mature woodland, and being readily accessible from the highway. The Vendor reports that the ponds have a good head of Perch and did have some trout in the past. They would seem attractive for swimming, fishing, kayaking, rafting or other such activities.

In addition to the ponds, is a grass field that lies to the rear of the ponds that would offer scope for agricultural and recreational purposes (subject to the necessary consents). This lot is a highly attractive offering allowing scope for recreational activities and a true escape to the country.

Directions:

From the Smithy Pond in Wingerworth, turn onto Birkin Lane, signposted "Ashover, Darley Dale". After 800 yards, turn left, remaining on Birkin Lane. Remain on Birkin Lane of a further 1000 yards the land lies on the right hand side as indicated by our "For Sale" board.

From Spancarr crossroads, turn off the A632 onto Birkin Lane. Remain on Birkin Lane passing Press Manor Trout Fishery, and continue on Birkin Lane. The land lies on the left as indicated by our "For Sale" board.

Services:

Natural water supplies service both lots

Tenure and Possession:

The land is sold freehold with vacant possession.

Sporting, Timber and Mineral Rights:

Included.

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully and take care in the vicinity of the ponds.

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. There is a right of way across Lot A along the tarmac track for the benefit of Severn Trent Water and Lot B.

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.

Purchasers must satisfy themselves as to the integrity of any structures. Whilst included in the sale, Purchasers must also satisfy themselves as to the quality and quantity of any fish stocks prior to purchase.

Restrictions & Conditions:

When purchased by the Vendor, Severn Trent included the following conditions:

1. Not to artificially stock the ponds with fish.
2. Not to use for *commercial* fishing
3. Not to use the water from the ponds between 1st March to 31st July in any year that would affect the level of the water.

Please note that the purchaser of Lot B (if different from the buyer of Lot A) will be required to erect a stock proof boundary between the two within 28 days of completion. The position of this fence is denoted by pegs visible upon inspection.

Method of Sale:

The property is offered by Public Auction at 3.00pm on Monday 20th July 2026 at The Agricultural Business Centre, Bakewell, Derbyshire DE45 1AH

Vendor's Solicitors:

Ellis-Fermor Negus (Jackie Abbott), The Old Registry, 6, Derby Road, Belper, Derbyshire DE56 1UU
T| 01773 821665 E| jackie.abbott@ellis-fermor.co.uk

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:

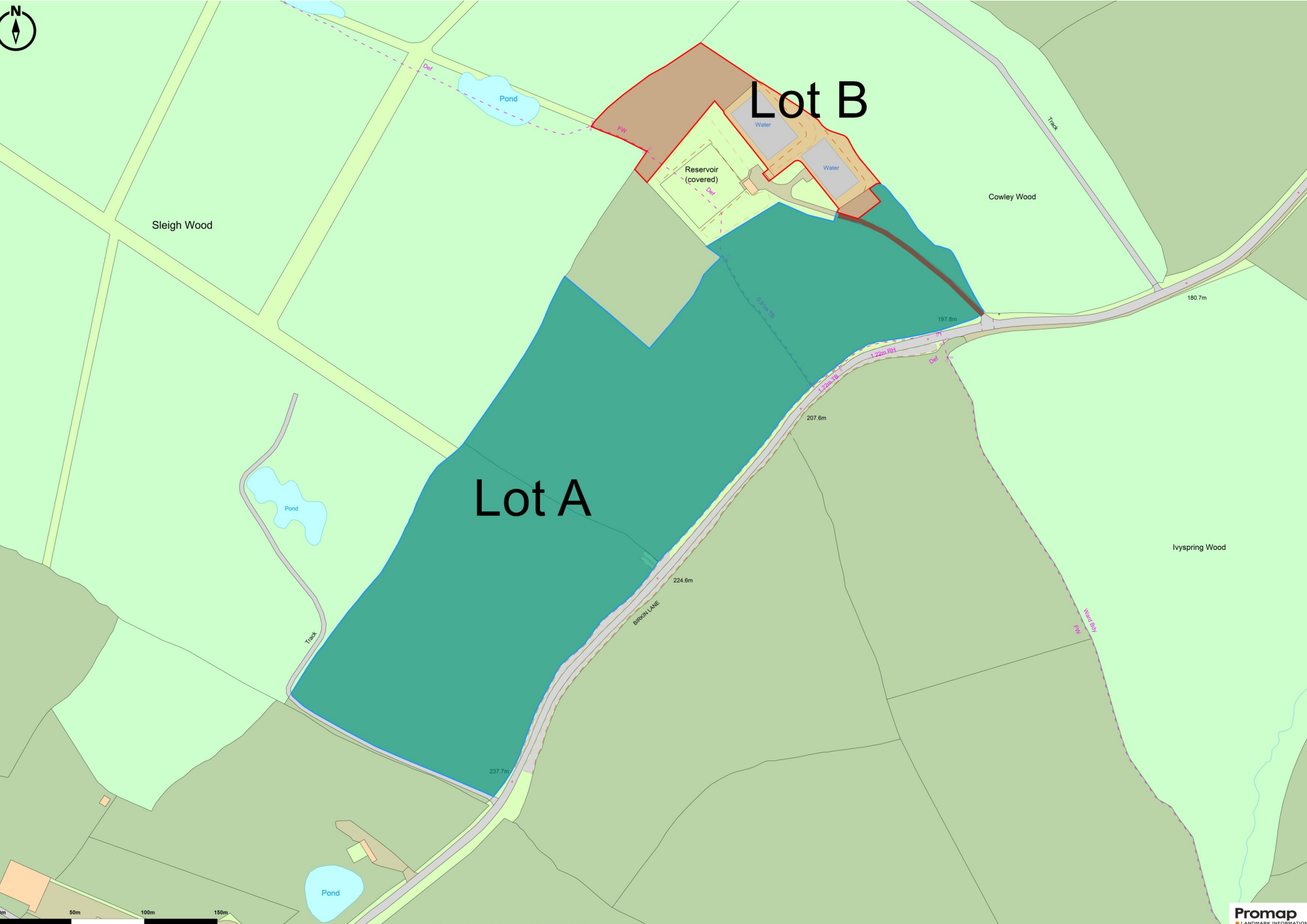
The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions 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.







Sleigh Wood

Lot B

Lot A

Cowley Wood

Ivyspring Wood

Pond

Pond

Pond

Reservoir
(covered)

Water

Water

Track

BIRKEN LANE

Track

WYERS BAY

50m 100m 150m





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In partnership with Bury and Hilton

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