



Land at Tearsall Farm

Bonsall



Land of Tearsall Farm

Bonsall Lane

Winster

Matlock DE4 2PD



8.62 ac

A rare opportunity to purchase an attractive and productive block of grassland extending to approximately 8.62 acres (3.49 ha), on the outskirts of Winster village with far reaching views.

For Sale by Public Auction at 3.00pm on Monday 22nd September 2025 at the Agricultural Business Centre, Bakewell, Derbyshire

Auction Guide Price: £75,000



Bakewell Office - 01629 812 777



Bakewell@bagshaws.com

Description:

The property offers a productive block of grassland, extending to approximately 8.62 acres (3.49 hectares), suitable for both mowing and grazing of livestock and/or horses. The land is internally divided into two, bounded by post and rail fencing and dry stone walling, with a small cluster of mature trees to the perimeters. Benefitting from two rights of way, the land has access both through a neighbouring field parcel and via the farm driveway.

Location:

Set in a picturesque rural location on the outskirts of Winster village within the heart of the Derbyshire Dales, and the Peak District National Park, enjoying panoramic views over open countryside. Despite its peaceful setting, the property benefits from good road connections, located approximately 1.3 miles from the village of Winster, 7.6 miles from the historic market town of Bakewell, and 6.6 miles from the town of Wirksworth.



Directions:

From Matlock town centre head along Bakewell Road A6 out of town heading towards Darley Dale. Turn left onto Old Road, following the road to the end before turning left onto Main Road B5057. Follow the road up through the village of Wensley and eventually into the village of Winster. At the end of Winster village turn left onto West Bank, climbing up the hill to the triangle of grass, bear left onto the B5056. After approx. 500 yards turn left onto Bonsall Lane, the land can be found approx. 1 mile down the lane on the left hand side indicated by our 'For Sale' board.

Services:

There are no services available at the property.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion. The buyer will be responsible to keep all boundaries in stockproof condition.

Sporting, Mineral and Timber Rights:

We understand they are included insofar 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.

Rights of Way, Wayleaves and Easements:

There is a right of way through the neighbouring land and farm to access the plot of land this includes an agricultural track which leads from Bonsall Lane. (See brown shading on the property plan).

Method of Sale:

This property is to be sold by Auction on Monday 22nd September at 3pm at The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire DE45 1AH.

Vendor's Solicitors:

Glenn McClenaghan, Lovedays, Matlock, DE4 3LZ

Local Authority:

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

Planning Authority:

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

Money Laundering Regulations 2017:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

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 stated otherwise at the auction. The sale of each lot is subject to a buyer's fee of £500+ VAT (£600 inc. 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. VAT). Please contact the auctioneers for further details.

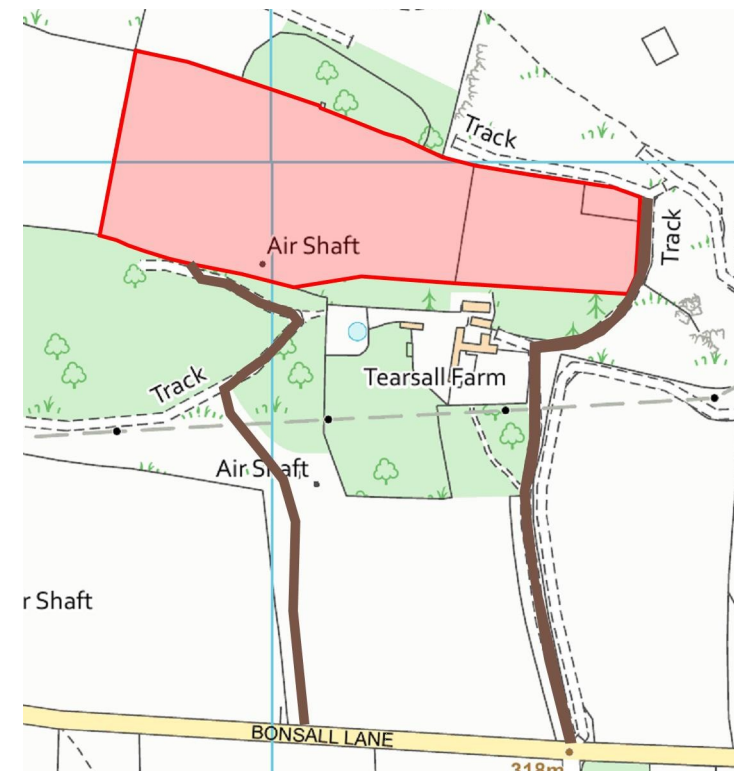
Conditions of Sale:

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. Please note the red outline on photos is indicative and should not be relied upon.





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