



Land off Summer Lane
Wirksworth



**Land off Summer Lane
Wirksworth
DE4 4EB**



Lot 1 19.8 ac

Lot 2 15.1ac

Excellent opportunity to purchase a sizeable block of grassland, totalling approx. 34.90 acres (14.12 ha) and offered in two lots. The land is all down to grass, with mains water connected.

**For sale by auction at 3pm on 22nd May 2023 at the Agricultural Business Centre,
Bakewell, DE45 1AH**

Auction Guide Price:

Lot A: £140,000 — Lot B: £110,000



Bakewell Office - 01629 812 777



bakewell@bagshaws.com

Description:

Lot A

Shown shaded blue on the plan, the sale of this lot offers approx. 19.80 acres (8.01 ha), and includes two parcels of land all suitable for grazing of livestock, and a small proportion for mowing, fringed with mature trees. The land is undulating and gently slopes easterly, bounded by both hedgerow and dry stone walling.

Lot B

Shown shaded red in the plan, this lot offers a block of grassland extending to a total of approx. 15.10 acres (6.11 ha). The land is undulating in parts, bounded by a mixture of hedgerows, dry stone walling and post and wire fencing, whilst internally being divided by the access track. The land has roadside access leading from Summer Lane.



Location:

The land is situated in a rural location approximately 0.75 miles to the west of the popular market Town of Wirksworth. Other nearby towns include Matlock (5.50 miles) and Ashbourne (9.50 miles).

Directions:

To locate the property from Wirksworth Town Centre, head out of the town on the B5023 south towards Belper. At the small traffic island take the right hand turn onto Summer Lane. Proceed to the end of Summer Lane continuing onto a stone track. Lot B is located either side of the stone track directly ahead. Lot A is found further along the track, approx. 500 yards, on the right hand side, both indicated by the Bagshaws 'For Sale' board.

Services:

Mains water is available to both lots of land. The purchaser of Lot A will have to install a sub meter.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Basic Payment Scheme:

The land is currently registered with the Rural Payments Agency. No entitlements are included.

Sporting and Timber Rights:

Included as far as they exist.

Viewing:

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

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.

Development Uplift Clause :

An uplift clause is included within the contract which is in respect of planning consent being granted for development. It will be at a rate of 25% over 30 years.

Method of Sale:

The land is offered by Public Auction at 3.00pm on Monday 22nd May 2023 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

Nigel Davis Solicitors, 3 - 4 Spire House, Ashbourne, Derbyshire DE6 1DG

Ref: Jane Bastin

Email: janebastin@agriculturalsolicitors.co.uk

Local Authority:

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

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

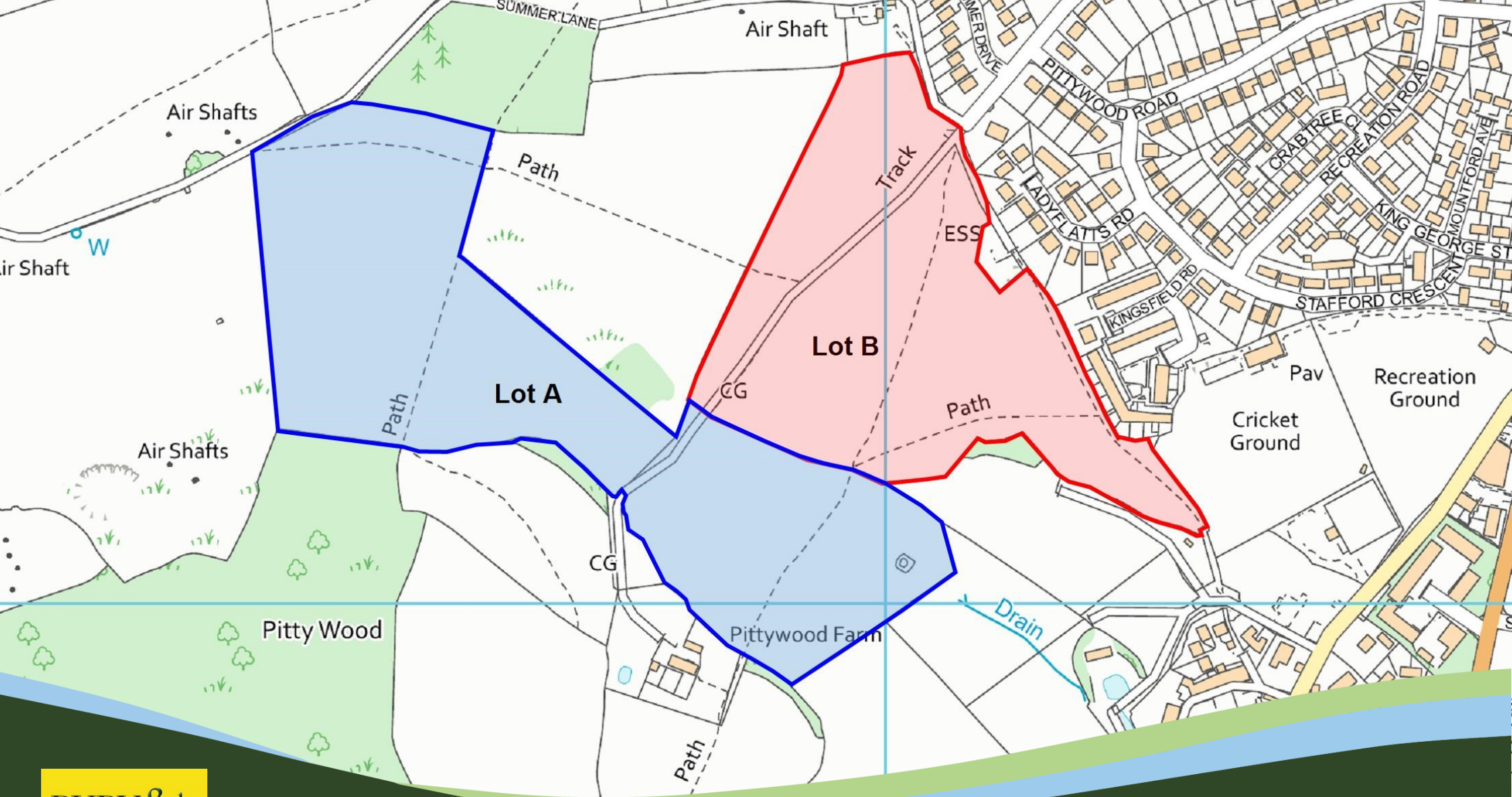
Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless stated otherwise at the auction. The sale of each lot is subject to a buyer's fee of £500+ VAT (£600 inc. VAT) payable on the fall of the hammer. For on-line buyers only, there 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 but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.



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