



Land off Summer Lane Wirksworth



Land off Summer Lane, Wirksworth, Matlock, Derbyshire, DE4 4EB

Excellent opportunity to purchase a parcel of productive grassland extending to approx. 10.79 acres (4.37 hectares) which has mains water and has been newly fenced.

For Sale by Public Auction on Monday 27th March 2023 at 3pm at The Agricultural Business Centre, Bakewell, DE45 1AH

Guide Price: **£110,000 - £120,000**

Location

The land is situated in a rural location west of the popular market Town of Wirksworth, with access onto the roads connection to the surrounding areas. The land lies approximately 0.75 miles to the West of centre of Wirksworth, 5.5 miles to the South of the Market Town of Matlock and 9.5 miles to the North East of Market Town of Ashbourne.

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. Follow the track for a short distance and then turn right across an area of grass to the field gate situated straight ahead, indicated by the Bagshaws 'For Sale' board.

Description

This is a rare opportunity to purchase a useful block of productive grassland in a rural location with views across open countryside extending to approx. 10.79 acres (4.37 ha). The land has access leading from Summer Lane and then along a track and across a small field of land to the field gate. The majority the land on offer is suitable for mowing and all for grazing. There is a combination of hedgerows and a recently erected post and wire fencing around the entire field boundary.

Tenure & Possession:

The land is offered freehold and with vacant possession upon completion.

Basic Payment Scheme:

The land is registered with the RPA. The entitlements are not included in the sale.

Mineral & Sporting Rights:

The property is to be sold with the benefit of these rights as far as they exist.



Rights of Way, Wayleaves & Easements:

The land is sold subject to and with the benefit of all rights of way, wayleaves and easements whether they are defined in these particulars or not. We understand there is a right of way for vehicles across neighbouring land leading from the road to the field gate shown by a blue line on the plan. We understand that a public footpath crosses the land.

Viewing:

The land may be viewed during normal daylight hours when in possession of a copy of these particulars. Please take care not to block the road when viewing.

Services:

Mains water is connected to the land into a water trough, which is a metered supply.

Fixtures & Fittings:

Only those items referred to in the sales particulars are included in the sale price.

Solicitor:

Glenn McClenaghan, Lovedays Solicitors, 6 St. John's Street, Wirksworth, Derbyshire, DE4 4DR.
Tel: 01629 822515

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN.
Tel: 01629 761100

Method of Sale:

The land is offered for sale by public auction on Monday 27th March at 3pm at The Agricultural Business Centre, Bakewell, DE45 1AH

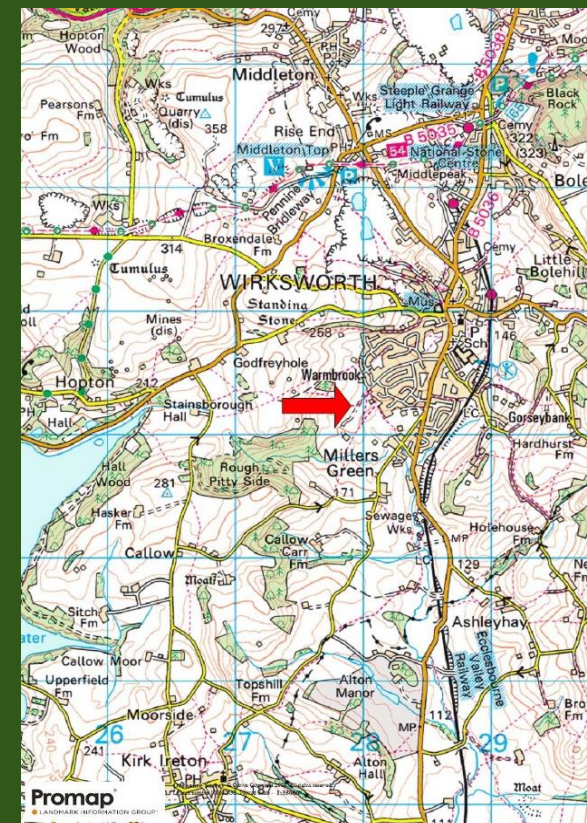
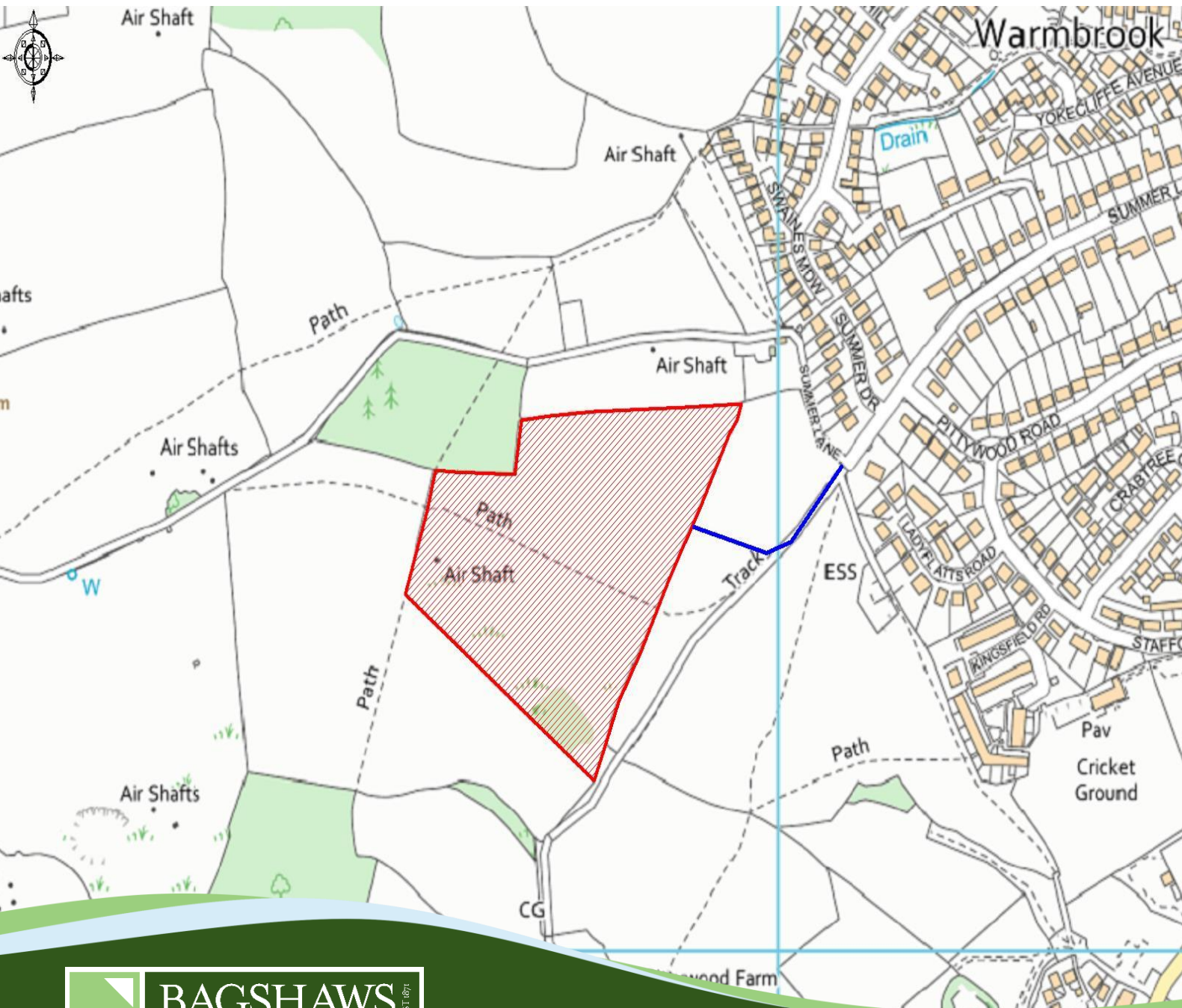
Deposits & Completion:

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 + 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 Note;

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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