



Land at Winster Matlock

Land at Winster, Matlock, Derbyshire

DE4 2LH

An opportunity to purchase approximately 14.13 acres (5.72 hectares) of grassland, with roadside access and mains water, near to the village of Winster.

For sale by auction at 3pm on 23rd May 2022 at the Agricultural Business Centre, Bakewell, DE45 1AH

GUIDE PRICE: **£112,000 to £140,000**

Location:

The land is situated in a semi-rural location on the edge of the village of Winster and within the Peak District National Park. Furthermore, the land is 3.1 miles from Matlock and 10.7 miles from Chesterfield.

Directions:

Travelling north on the A6 from Matlock towards Bakewell, heading past the hospital and primary school, then turn left at the crossroads onto the B5057 signposted for Winster. Continue on that road for approximately 3 miles after passing through the village of Wensley, and the land will be on the right hand side, just before the village of Winster and is indicated by our For Sale board.

Description:

The sale of this land offers the opportunity to purchase a parcel of grassland, on the edge of a

popular village, providing a mixture of both mowing and grazing and suitable for all livestock, with mains water connected (via a submeter). The land extends to approximately 14.13 acres (5.72 hectares) and is internally split into two fields, with the larger field to the north being recently reseeded with a long term lay and sprayed. The land has roadside access off the B5057 through a vehicle gateway to the south boundary. The boundaries are a combination of stone walling, hedgerows and post and wire fencing and all in stock proof condition.

Services:

The land has mains water connected via a submeter. We are not aware of any other services connected.

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:

The sporting rights are not included with this property.

We understand the timber rights are included as far they exist.

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully on the B5057.

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.

Method of Sale:

The land is offered by Public Auction at 3.00pm on Monday 23rd May 2022 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Vendor's Solicitors:

Taylor & Emmet, Bridge Street, Bakewell, Derbyshire DE45 1DS Ref: G Thomson

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:

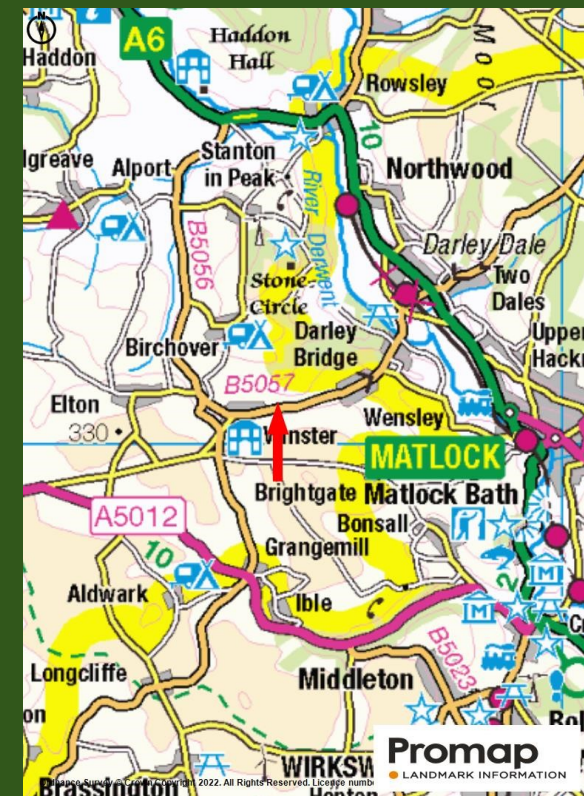
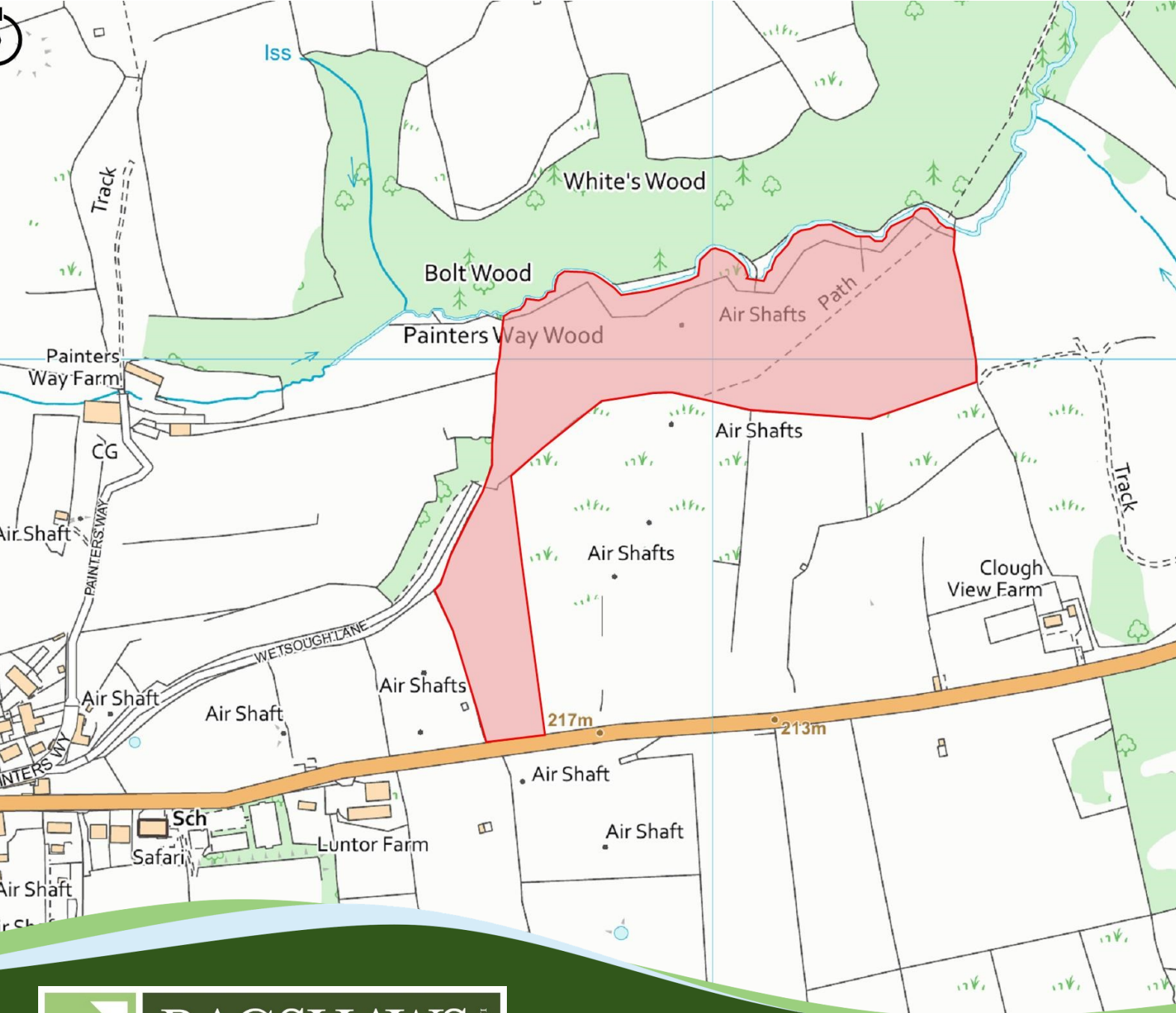
The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of

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 £400 + VAT (£480 inc. 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 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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| | |
|-----------|--------------|
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