



Dinnington Farm  
Moorwood Moor



**Dinnington Farm  
Pit Lane  
Moorwood Moor  
Wessington  
Derbyshire DE55 7NW**



**4**



**2**



**2**



**F**



**13.90 ac**

An exciting opportunity to acquire a smallholding in a rural yet accessible location, Dinnington Farm offers a four bedroom bungalow in need of modernisation, a useful range of agricultural outbuildings, together with adjoining paddocks in total extending to approximately 13.90 acres (5.63 hectares). The property will suit those with hobby farming or amenity interests, with a manageable acreage on offer and easy commutability to larger towns and cities. The property is subject to an Agricultural Occupancy Condition.

**For sale by public auction at 3pm on 18th May 2026 at the  
Agricultural Business Centre, Bakewell, DE45 1AH**

**Auction Guide Price: £550,000**



Bakewell Office - 01629 812777



[bakewell@bagshaws.com](mailto:bakewell@bagshaws.com)

**Location:**

The property situates on the edge of the rural hamlet of Wessington, pleasantly situated surrounded by Derbyshire countryside but conveniently close-by to a range of amenities and popular towns including; Alfreton to the east (4.5 miles), Matlock to the northwest (5.5 miles), Belper to the south (8.6 miles), and Chesterfield to the north (12.1 miles). The cities of Derby, Nottingham, and Sheffield are easy within an accessible 25 mile commute, offering a broader range of amenities and transport links. For those who enjoy the outdoors, the Peak District National Park is very nearby offering a breadth of walks, beauty spots, and country pursuits.



# Bungalow

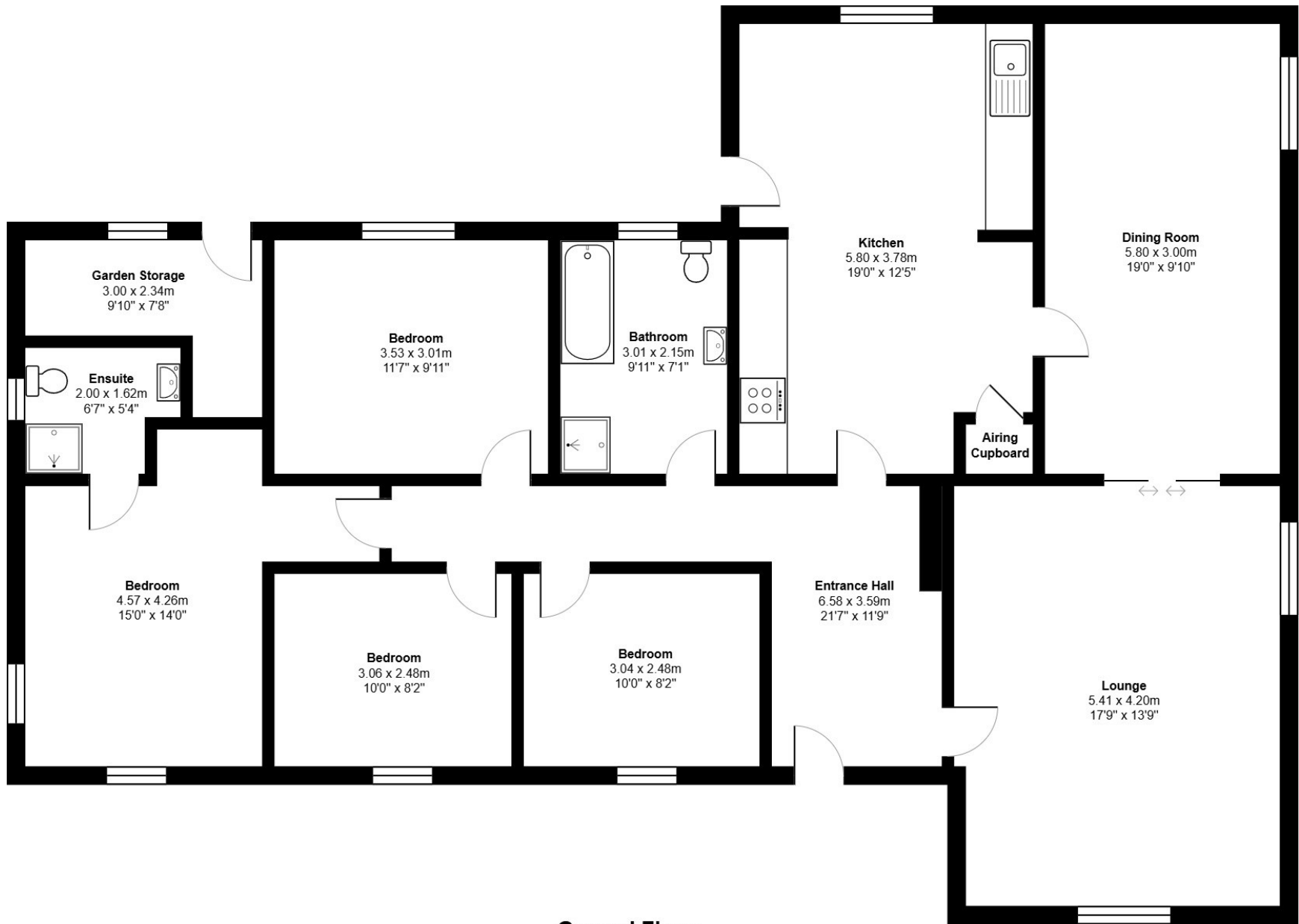
The traditional stone-built bungalow offers spacious accommodation, requiring modernisation throughout but with great potential to allow a purchaser to put their own taste and stamp on the interiors. With accommodation spread across one floor, the living space briefly comprises a welcoming entrance hall, a pleasant lounge space with dual aspect views across the paddocks through to a large dining room, a dining kitchen boasting an external entrance to the rear, four good-sized bedrooms one complemented by an ensuite, and a family bathroom. Most rooms benefit from peaceful rural views, whilst the bungalow benefits from ample space surrounding for extension should one wish (subject to planning consent). A versatile garden store is built into the bungalow, with external access only currently.

Externally, the bungalow has lawned garden areas to the front and rear, with a variety of mature trees and plants and an orchard area complete with green house and small garden stores. The yard area provides ample private parking for vehicles and machinery, with access into the paddocks.

## Occupancy Condition

The occupation of the dwelling shall be limited to persons whose employment, or latest employment is or was wholly in agriculture or in forestry and including the dependants or such persons residing with them, or the widow or widower of such a person. Please contact the Bakewell Office for further details.





**Ground Floor**

All measurements are approximate and for display purposes only

# Buildings

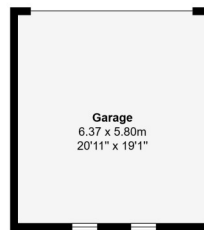
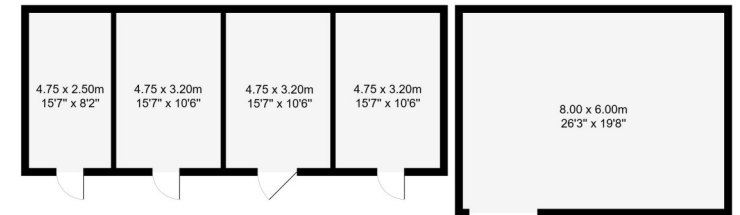
The buildings include a small range of traditional agricultural outbuildings, all located within a small farmyard, slightly aged and in need of some repairs but offering flexibility in their uses with much potential. The yard area provides parking for machinery.

Briefly, the buildings comprise of;

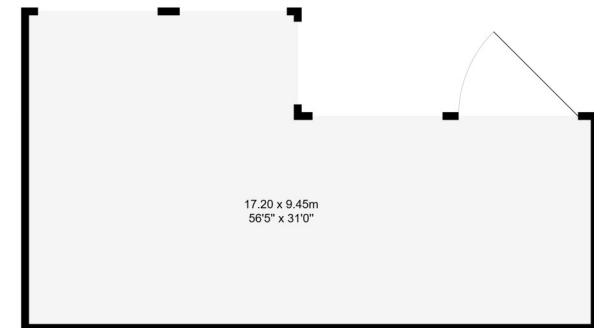
1. Double garage
2. Block-built stable block with four loose boxes
3. 2 bay timber frame open fronted general purpose barn
4. 3 bay timber frame open fronted general purpose barn (adjoining above)
5. Various small garden stores

# Land

The grassland is in good heart, extending to 13.90 acres (5.63 ha), and suitable for both mowing and grazing of livestock. Divided into multiple fields, the land is all down to permanent pasture bounded by mature hedgerows and trees, and offers a manageable and desirable acreage for those with smallholder interests. The land boasts multiple access points, from the farmyard area, off the access lane, and directly from Moorwood Moor Lane to the east.



Garage



Outbuildings

All measurements are approximate and for display purposes only

# General Information

## Directions:

From Alfreton town centre head south on the A61 and bar right down Gooker Lane, signposted for Matlock. At the mini roundabout take the second exit and continue onto the A615 Matlock road. Follow the A615 to the traffic lights, turn left at the lights for Belper, and then immediately right onto Holme Lane. Continue along Holme Lane into the village of South Wingfield, turning right in the village onto Inns Lane, signposted for Moorwood Moor. After approx. 1 mile turn right opposite The White Hart Inn onto Moorwood Moor Lane, and then left into Pit Lane, and then right onto Dinnington Lane. The property can be found approx. 300m up on the right hand side indicated by our 'For Sale' board.

What3words: ///unpainted. Couple.decrease

## Services:

The property benefits from mains water and electricity, with private drainage via a septic tank.

## Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

## 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.

## Viewing:

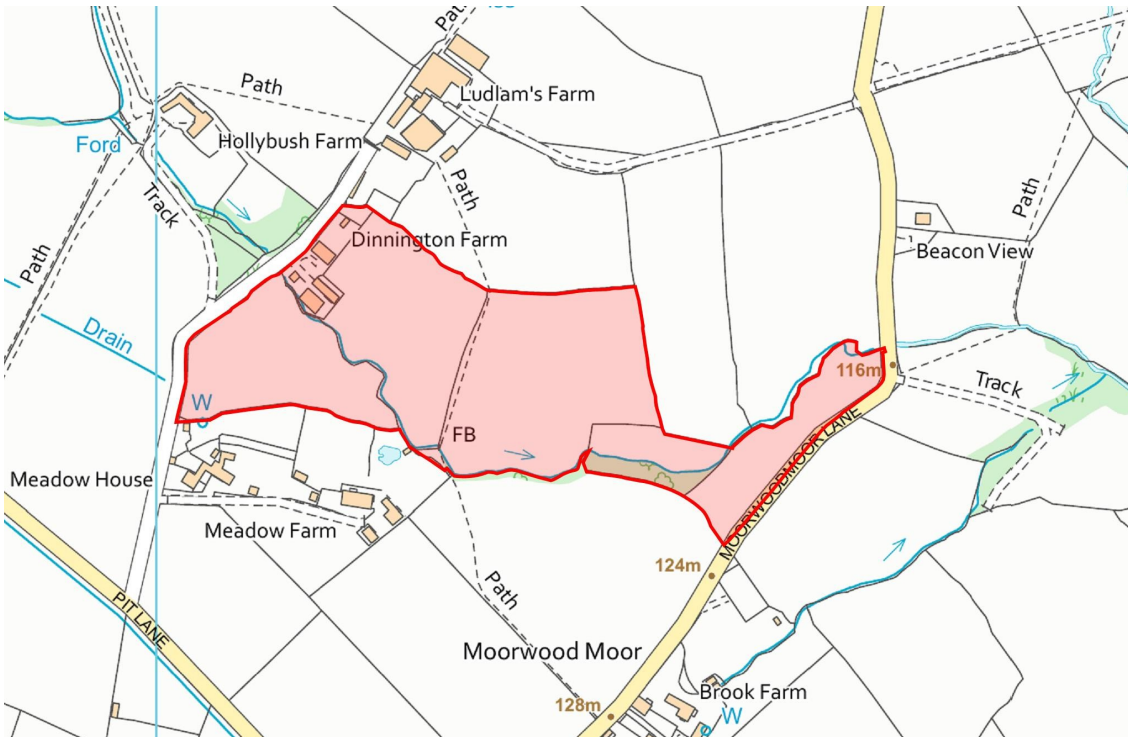
Strictly by appointment through the Bakewell Office of Bagshaws as sole agents on 01629 812777 or email: [Bakewell@bagshaws.com](mailto:Bakewell@bagshaws.com).

## Sporting, Timber and Mineral rights:

Sporting, mineral, and timber rights are included as far as they exist.

## 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. The property benefits from a right-of-way along Dinnington Lane for access. There is a public footpath running through the fields at the property.



**Method of Sale:**

The land is offered by Public Auction at 3.00pm on Monday 18th May 2026 at The Agricultural Business Centre, Bakewell, DE45 1AH

**Vendor's Solicitors:**

Lovedays Solicitors, Sherwood House, 1 Snitterton Road, Matlock, Derbyshire DE4 3LZ

**Local Authority:**

Amber Valley Borough Council, Town Hall, Market Place , Ripley DE5 3BT

**Council Tax Band:** F      **EPC Rating:** F

**Broadband Connectivity:**

It is understood that the property is not currently connected to broadband. However the area benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

**Mobile Network Coverage:**

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

**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 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.





**Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH**

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