



Land off Moorwood Moor Lane
Wessington



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Wessington

Alfreton

Derbyshire DE55 6DU



12.12 ac

A rare opportunity to purchase a productive block of grassland extending to approximately 12.12 acres, suitable for both mowing and grazing of livestock. Located on the edge of the village of Wessington, the land will appeal to those with agricultural interests.

For sale by Public Auction at 3pm on Monday 18th May 2026 at

The Agricultural Business Centre, Bakewell DE45 1AH

Auction Guide Price: £110,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The land sits in a semi-rural location, situated on the outskirts of Wessington village where a basic range of amenities can be found. Various popular, nearby towns offer a wider range of amenities including Alfreton to the southeast (4.0 miles), Matlock to the northwest (7.2 miles), Belper to the south (8.2 miles), and Chesterfield to the north (12.2 miles). The cities of Derby, Sheffield, and Nottingham are each within a 25 commute respectively.

Directions:

From Alfreton town centre, head north west on A615 Wingfield Road. At the crossroads turn right signposted for Matlock, follow the road and then bear left for Wessington. Continue along the A615 for approx 1.5 miles, and then turn left opposite the church signposted for Moorwood Moor. The property can be found approximately quarter of a mile down on the right hand side, indicated by our For sale board. [What3Words//wakes.clock.knowledge](https://www.what3words.com/wakes.clock.knowledge)



General Information

Description:

The sale of this property offers a block of grassland extending to approximately 12.12 acres (4.91 hectares), suitable for both mowing and grazing of livestock. Bounded by mature hedgerows, the land benefits from good roadside access and is in good heart.

The property benefits from a quiet rural position, with great accessibility into neighbouring villages.

Services:

There is no services available at the property.

Tenure and Possession:

The land is sold freehold, with vacant possession upon completion.

Mineral, Sporting and Timber Rights:

Included as far as they exist.

Viewing:

The property may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully and considerately.

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

Vendor's Solicitors:

Franklin & Co., Town Hall Chambers, Anchor Square, Bakewell, Derbyshire DE45 1DR

Local Authority:

North East Derbyshire District Council, 2013 Mill Lane, Wingerworth, Chesterfield, Derbyshire S42 6NG

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) 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:

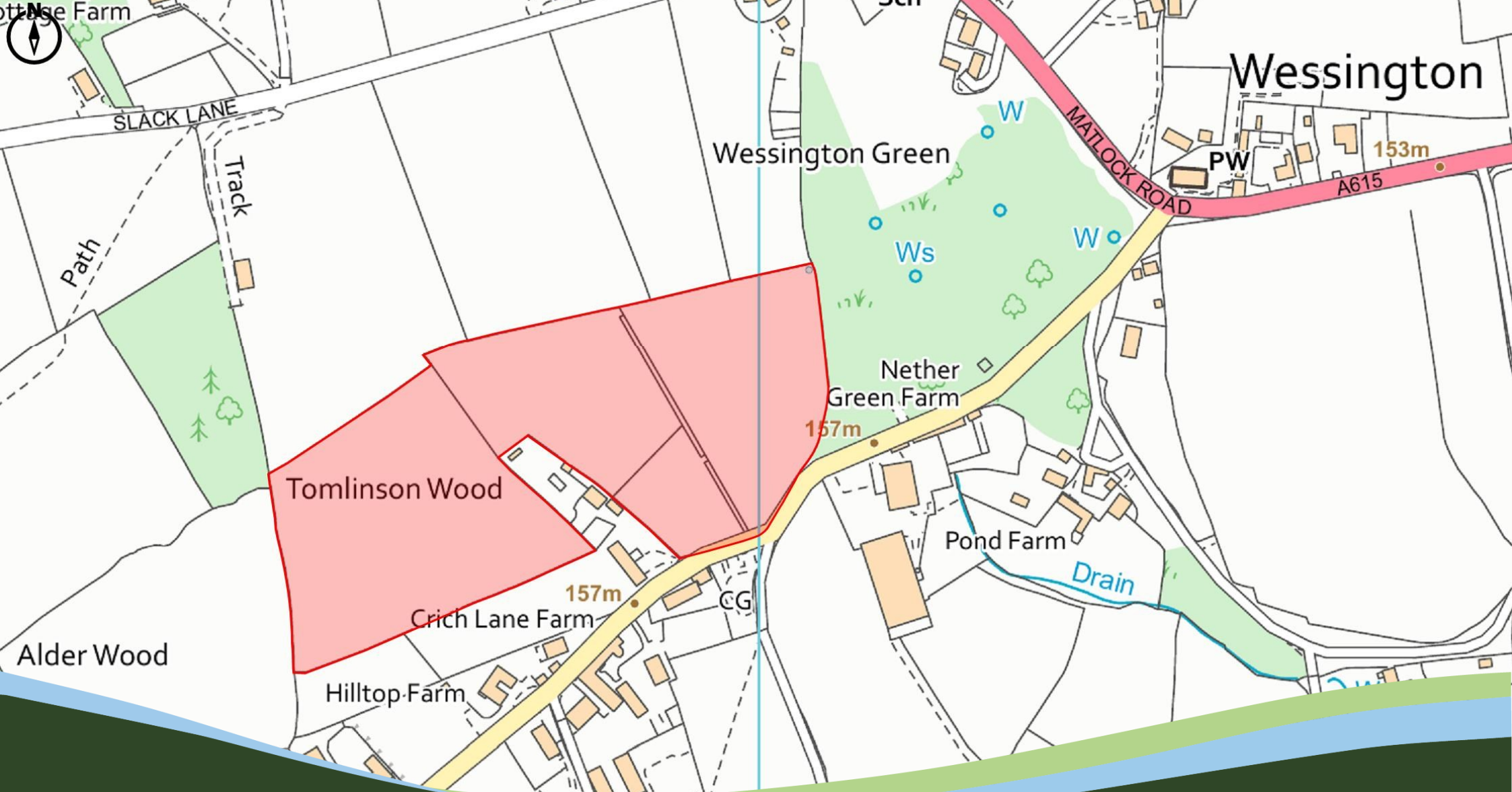
The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter

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. 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.





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