



Land off High Road
South Wingfield



Land off High Road,
South Wingfield,
Alfreton,
DE55 7LX



26.13
acres

A rare opportunity to purchase a useful parcel of grassland, extending in total to approximately 26.13 acres (10.57 ha) available in two lots, located on the edge of the sought-after village of South Wingfield.

For Sale by Informal tender on 5th June 2024 at 5 p.m.

Guide Price:

Lot 1: 6.63 acres £75,000; Lot 2: 19.50 acres £175,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The land is situated to the north of the sought after village of South Wingfield. There is a good road network within easy reach and the market towns of Alfreton being approximately 3 miles and Matlock being 7 miles. It is well located with the M1 motorway at Junctions 28 readily accessible, just outside the Peak District National Park with views across the countryside. Basic amenities can be located in the village including village shops and various public houses, with a more comprehensive range of facilities at the nearby towns of Alfreton and Matlock.

Directions:

From the A38 dual carriage way at Alfreton, take the A615 heading west towards Oakerthorpe. Continue to the 'T' junction and turn left onto B6013 and then shortly after taking the right hand turning onto Holme Lane towards South Wingfield. Continue into the



village and go around a sharp left hand turning, then right and right again onto High Road. Continue straight past the houses on the right and the land will be straight after the last house, opposite the bowles club. The land will be on the right-hand side with Lot 1 first and two after, all indicated by our for sale boards.

Description - Lot 1 shown highlighted in Blue:

Guide Price £75,000

With an access point off High Road, a parcel of land measuring approximately 6.63 acres (2.68 ha) shown edged in blue on the property plan. The land is suitable for mowing and grazing with a mixture of hedgerows, dry stone walling with post and wire fencing. The land is split into two fields with a small strip of woodland.

Description – Lot 2 shown highlighted in Red:

Guide Price £175,000

A block of grassland separated into three fields all suitable for grazing and most for mowing with an entrance off High Road, extending to approximately 19.50 acres (7.89 ha), shown edged in red on the property plan. There is a mixture of hedgerows, dry stone walling with post and wire fencing. There is usually a natural pond in part of the bottom field during the winter months.

The vendors are willing to consider a different lotting boundary split should a buyer want a different acreage within the total area of land included within the sale, which will be subject to approval.

Timber and Sporting Rights:

Included as far as they exist.

Overage Clause:

The land will be subject to an overage of 25% upon any uplift in value arising from any development outside agricultural or planning consent from being granted for development for a period of 20 years from the completion date.

Rural Payments and Environmental Agreements:

The land is registered with the Rural Payments Agency and is eligible for the current grant schemes. There are no environmental stewardship agreements currently on the land.

Mineral Rights:

Mineral rights are not included in the sale.

Services:

Mains water is currently provided to troughs in every field of the holding. The meter is currently situated on Lot 1 adjacent to High Road. The buyer of Lot 2 will have the right to insert a submeter onto the main supply of Lot 1.

Viewing:

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

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Method of Sale:

This property is to be sold by informal tender on the Wednesday 5th June 2024 at 5 pm. The Agricultural

Business Centre, Agricultural Way, Bakewell, Derbyshire, DE45 1AH. Please contact the Bakewell office for a tender form. bakewell@bagshaws.com or 01629 812777.

Vendor's Solicitors:

Lovedays, Matlock, DE4 3LZ

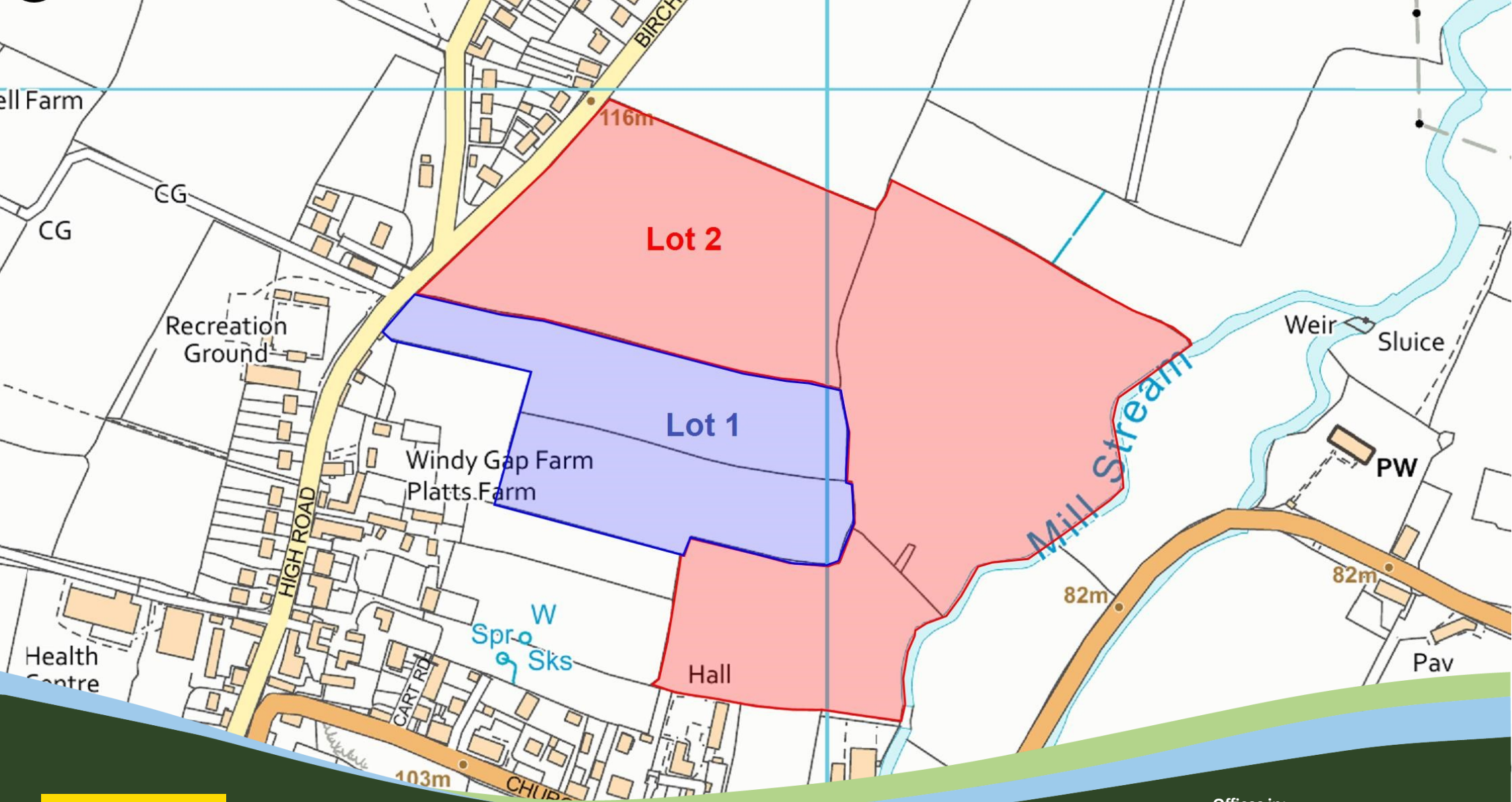
Local Authority:

Amber Valley Borough Council,

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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