



Lot C - Land at Moor Farm,  
Middleton Moor

# Lot C - Land at Moor Farm, Middleton

Moor  
Wirksworth

DE4 4HE



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148.23  
acre(s)

Approximately 148.23 acres of grassland in a ring fence all suitable for grazing of livestock and most for mowing. The land offers multiple parcels internally divided by dry stone walling, post and wire fencing and mains water.

The majority of land lies flat with occasional gentle sloping and infrequent scattering of mature trees across the block.

## Guide Price

£900,000

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### Location

The land and buildings on offer at Moor Farm boast an elevated position with far-reaching views across the surrounding Derbyshire countryside, with a peaceful and undisturbed setting. Whilst being rural, the property offers good links to popular nearby villages, towns and amenities including Wirksworth to the east (2.2 miles), Winster to the north (5.0 miles), Matlock to the northeast (6.2 miles), Ashbourne to the southwest (9.7 miles), and Hartington to the west (11.4 miles). The property sits just a stones throw from the Peak District National Park, benefitting from an array of local walks, bridleways, trails and beauty spots.

### Description

The sale of land and buildings at Moor Farm offers an exciting opportunity to purchase multiple lots of grassland, ranging in acreage, with a mixture of traditional outbuildings. The property locates in a highly desirable location where land rarely becomes available on the open market, suiting those with agricultural, equestrian, development and/or investment interests.

The property briefly comprises five lots; a range of buildings and 15.22 acres of grassland, 30.79 acres, 148.23 acres, 1.96 acres, and 2.49 acres, all down to permanent pasture. The buildings present development opportunity (subject to the necessary planning consents), and are flexible in their uses.

### Directions

Head south out of Matlock towards Matlock Bath. Follow the A6 down towards a crossroad, turn right signposted for Newhaven, Ashbourne, and Wirksworth. Follow the B5036 Cromford Hill, up to the top of Cromford Hill and then turn right onto the B5035 sign posted for Middleton and Carsington. Follow the road to the crossroads at Middleton and continue straight over past the Rising Sun and then take the second right hand turning signposted for Ryder Point and Longcliffe. Follow the road and take the first right hand turning onto the access track to Moor Farm, indicated by our 'For Sale' board.

What3Words: //pelted.junction.firework

### Lot C - 148.23 Acres

Guide Price: £900,000

Lot C offers an impressive block of grassland in a ring fence measuring approx. 148.23 acres (59.99 hectares), all suitable for grazing of livestock and most for mowing. The land offers multiple parcels, internally divided by dry stone walling, post and wire fencing, with mains water available. Access to Lot C is via a track through Lot A, where a right-of-way is granted (shaded brown on the plan), and beneath the land there are former lead mines present. The majority of the land lies flat, with occasional gentle sloping, and an infrequent scattering of mature trees across the block. The acreage on offer will suit those with agricultural pursuits, as well as presenting a unique investment opportunity.

Lot C is subject to a tenant until 24th March 2025, after which vacant possession will be available.

### SSSI and Schedule Monuments on Lot C

Part of the land within Lot C is subject to a scheduled monument called Black Rakes, Welshmans Venture and Bondog Hole Mines, and Merry Tom and Thumper Sitch Levels. There is a second scheduled Monument called Middleton Moor Platformed bowl Barrow. There is a SSSI called the Via Gellia Woodlands. For more information contact the Bakewell Office.

### General Information

#### Services

The buildings in Lot A benefit from mains water and electricity. Currently Lot A supplies water to both Lots B and C, the purchasers would be responsible for inserting a submeter to each lot. Lots D and E do not benefit from any services.

#### Fixtures & Fittings

Only those referred to in these particulars are included in the sale.

#### Boundaries

The purchasers of each lot are responsible for erecting stockproof boundaries.

#### Tenure and Possession

Lots A, B and C are sold subject to a tenant until 24th March 2025. Lots D and E are sold freehold, with vacant possession granted upon completion.

#### Sporting, Mineral and Timber Rights

The sporting and mineral rights are not included in the sale. It is understood that the timber rights are included in the sale as far as they exist.

#### Rights of Way, Wayleaves and Easements

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. There are public footpaths running across Lots A, B and C. Lot C has a right of way through Lot A via the access track. Access to Lot E is pedestrian only.

### 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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