



**Land and Buildings at Moor Farm**  
**Middleton Moor, Wirksworth**



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Middleton Moor  
Wirksworth  
Matlock  
Derbyshire DE4 4HE**



<b>Lot A</b>	<b>Lot B</b>	<b>Lot C</b>	<b>Lot D</b>	<b>Lot E</b>
<b>15.22 ac</b>	<b>30.79 ac</b>	<b>148.23 ac</b>	<b>1.96 ac</b>	<b>2.49 ac</b>

A unique opportunity to acquire up to five lots of productive and useful grassland, extending to approx. 198.69 acres (80.41 hectares) in total alongside a range of traditional agricultural buildings, boasting much potential for conversion (subject to planning consents). The land on offer is all suitable for grazing, and most for mowing, appealing to those with agricultural, equestrian, smallholder and/or investment interests.

The property is located in a sought-after area, with far-reaching views across the Derbyshire countryside, and is within close proximity of popular towns.

**For Sale by Public Auction at 3pm on 23<sup>rd</sup> September  
2024 at The Agricultural Business Centre, Bakewell  
DE45 1AH**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





# Land and Buildings at Moor Farm

## 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.

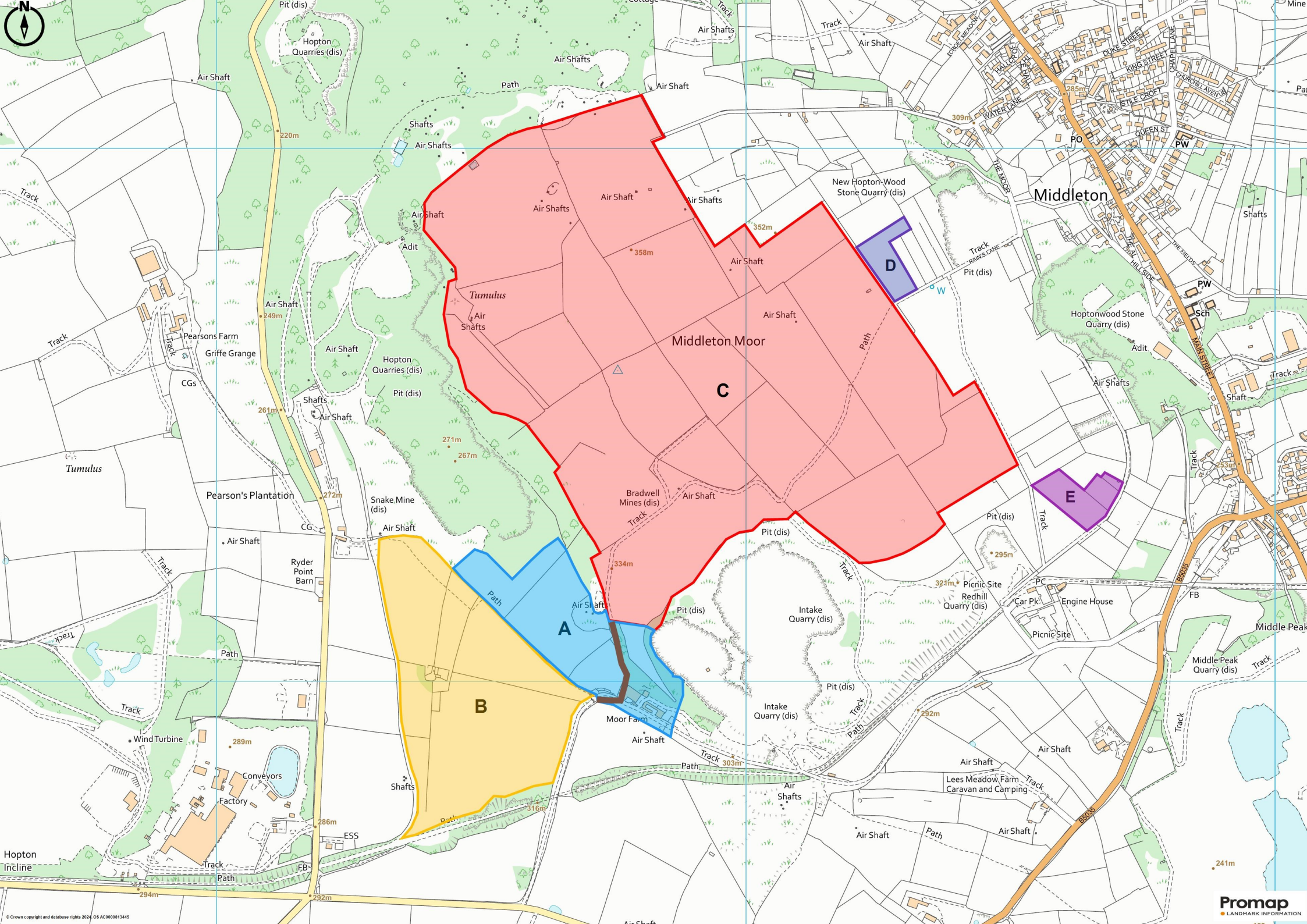
The property briefly comprises five lots; a range of buildings and 15.22 acres of grassland, 30.79 acres, 148.23 acres, 1.96 acres, and 2.49 acres, all down to permanent pasture. The buildings present development opportunity (subject to the necessary planning consents), and are flexible in their uses.

## 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 A — Moor Farm - Buildings and 15.22 acres

**Guide Price: £350,000**

The land and buildings at lot A present an exciting opportunity with much potential. The buildings on offer comprise of a range of traditional and semi-modern structures, currently utilised for agricultural purposes. The range on offer would benefit from modernisation and some repairs, however they are usable, and them being in situ would aid gaining consent for new structures to be erected. A collection of steel portal framed buildings locate to the north of the farmstead, whilst stone built outbuildings lie in a 'horseshoe' courtyard. The stone built barns offer a mixture of both single and two storey structures, offering great potential for residential conversion, subject to the necessary planning consents. The buildings benefit from mains water and electricity.

The land adjoining the buildings extends to approx. 15.22 acres (6.16 hectares) and is in good heart, suitable for both productive mowing and grazing of livestock, and lies relatively flat.

Lot A is subject to a mowing and grazing licence until 24<sup>th</sup> March 2025, after which vacant possession will be available.



# Lot B– 30.79 acres

**Guide Price: £300,000**

Lot B presents a manageable block of grassland extending to approx. 30.79 acres (12.45 hectares), suitable for both mowing and grazing, and divided into multiple parcels of productive permanent pasture. Boundaries include a mixture of both dry stone walling, and post and wire fencing, with a small collection of mature trees to the centre with mains water available. The land lends itself to those wishing to extend their agricultural enterprises, and boasts good access off the lane to the east. A public footpath runs through the north of the block, and the parcel adjoins the grassland offered in Lot A.

Lot B is subject to a tenant until 24<sup>th</sup> March 2025, after which vacant possession will be available.



# 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 and 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 24<sup>th</sup> March 2025, after which vacant possession will be available.



## Lot D - 1.96 acres

**Guide Price: £25,000**

Lot D offers an attractive parcel of grassland, totalling 1.96 acres (0.79 hectares), and locates to the southwest of Middleton village with access off Rains Lane. The land offers pasture in good heart, suitable for mowing and grazing of livestock and horses. The parcel will suit those with equestrian, agricultural, and/or amenity interests, being of a manageable acreage and within walking distance from the village.

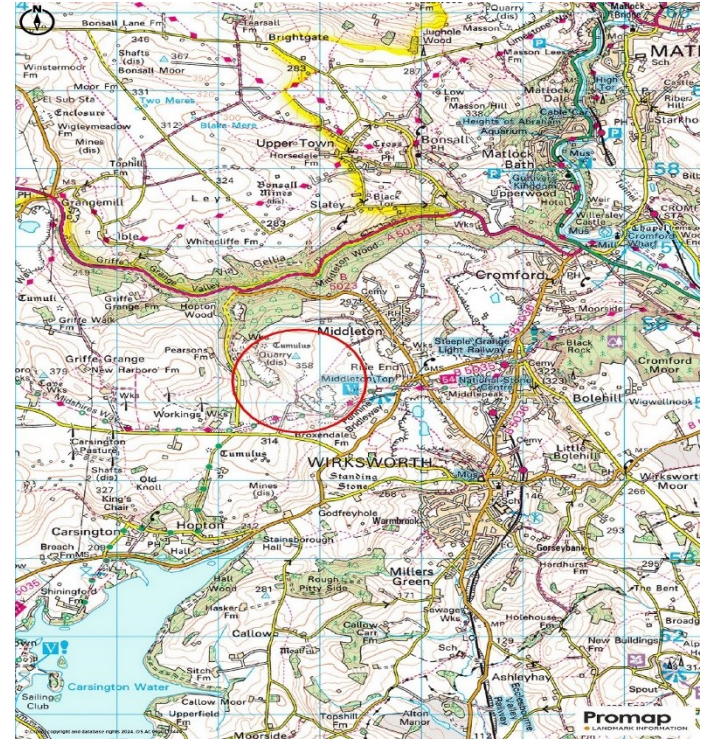
## Lot E - 2.49 acres

**Guide Price: £30,000**

Lot E presents a pleasant parcel of land, internally divided into fields, and extending to 2.49 acres (1.01 hectares). The land is all down to grassland, suitable for grazing and mowing, and offering a useful block for those with agricultural and equestrian interests. Access to the land is via the track to the south, and is pedestrian only.









# 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 and 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.

## Countryside Stewardship:

The land is currently not entered into any schemes, however is all suitable and opportunity for income is there. For further details on the options available, please contact the Bakewell office.

## Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Rd, Matlock DE4 3NN

## Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

## Vendor's Solicitors:

Nigel Davis Solicitors, 3-4 Spire House, Ashbourne, DE6 1DG. Tel 01335 346772.

## Method of Sale:

The property is offered by Public Auction at 3.00pm on Monday 23rd September 2024 at The Agricultural Business Centre, Bakewell, DE45 1AH.

## 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 stated otherwise at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. 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. VAT). 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 Note:

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. Boundary lines shown on photographs are an indication only. 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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