



Land off Moor Lane  
Elton Moor





**Land off Moor Lane  
Elton Moor  
Matlock  
Derbyshire DE4 2PF**



**Lot A – 6.62 ac    Lot B - 1.91 ac**

A unique opportunity to purchase approximately 8.53 acres (3.45 hectares) of pleasant grassland suitable for mowing and grazing, offered in two lots. The land is located in a quiet rural position with good roadside access.

**For sale by Public Auction at 3pm Monday 19<sup>th</sup> May 2025 at the Agricultural Business Centre, Bakewell, DE45 1AH**

**Guide Prices:**

**Lot A - £ 75,000    Lot B - £30,000**



Bakewell Office - 01629 812777



bakewell@bagshaws.com

**Location:**

The land is situated in a quiet rural location within the Peak District National Park, boasting lovely views over the valley, being just under 1 mile south of the village of Elton. Whilst being situated in a rural location, the land offers great accessibility into nearby towns and villages including Matlock (6.4 miles), Hartington (7.3 miles), and Bakewell (7.7 miles). There are many nearby local walks, bridleways, trails in the surrounding area, excellent for those who enjoy the outdoors and with equestrian interests.

**Directions:**

From Matlock, head northwest on the A6 towards Darley Dale before turning left onto Old Road. At the end of Old Road turn left onto Main Road B5057 and follow the road through the village of Wensley, up the hill into the village of Winster. At the end of the village, turn left onto West Bank and continue along the road for approx. 0.3 miles. Cross over the B5056 and bear right, continue on that road for 1.2 miles, the land can be found on the left hand side indicated by our 'For Sale' boards.

Lot A



Lot B





**Description:****Lot A—Guide Price £75,000**

Shown shaded red on the plan, the sale offers the opportunity to purchase an attractive parcel of grassland, suitable for both mowing and grazing of all livestock and horses. The land extends to approximately 6.62 acres (2.68 hectares), with good roadside access off a quiet lane, and is bounded by dry stone walling. The land will suit those with equestrian and/or agricultural interests.

**Lot B—Guide Price £30,000**

Shown shaded blue on the plan, the sale of the land offers the opportunity to purchase a manageable parcel of grassland extending to approximately 1.91 acres (0.77 hectares), and benefiting from good roadside access. The land lays flat and is down to grass, suitable for mowing and grazing, bounded by dry stone walling and post and rail fencing. The land will suit those with equestrian, agricultural and/or amenity interests, offering a peaceful location.

**Services:**

The land does not benefit from any mains services. Lot A offers a dew pond.

**Tenure and Possession:**

The land is sold freehold with vacant possession.

**Sporting, Mineral and Timber Rights:**

The sporting, mineral and timber rights are included in the sale as far as they exist.

**Viewing:**

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

**Covenant:**

Part of the property is stated to be subject to a title entry that it may be subject to unknown restrictive covenants. Please refer to the legal pack for further information."

**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 land is offered by Public Auction at 3.00pm on Monday 19<sup>th</sup> May 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH.

**Vendor's Solicitors:**

BRM Solicitors, Gray Court, 99 Saltergate, Chesterfield, Derbyshire S40 1LD

**Local Authority:**

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

**Local Planning Authority:**

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE

**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. 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.





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

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**In partnership with Bury and Hilton**

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