



Millers Green Farm Wirksworth



Millers Green Farm

Millers Green
Wirksworth
Derbyshire
DE4 4BJ



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A rare opportunity to acquire a charming, detached former farmhouse of stone construction, together with an adjoining stone barn that offers excellent potential for conversion, subject to obtaining the necessary planning consents.

For Sale by Public Auction on the 19th May 2025 at the Agricultural Business Centre, Bakewell DE45 1AH

Guide Price £350,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The property is set in the Hamlet of Millers Green, Nearby to the Town of Wirksworth and in a rural setting providing far reaching rural views, all the whilst having nearby amenities in Wirksworth and wider amenities in the nearby cities of Derby and Nottingham



Description:

This charming, detached former farmhouse, constructed of stone, offers immense potential for modernisation while retaining its original character and charm throughout. The property boasts flexible living space across two floors, complemented by an adjoining stone barn that significantly extends the property's footprint, to present an excellent opportunity for residential development, subject to obtaining the necessary planning consents.

The accommodation provides scope for creating a delightful home in a highly sought-after location, enhanced by the versatility of the adjoining stone barn.

The property is further complemented by expansive gardens, featuring mature shrubs, vegetable plots, and flower beds. There are also patio areas situated to both the front and rear of the house, ideal for al fresco dining and entertaining. Parking is available at the front of the property for one vehicle.

Directions:

From Wirksworth town centre, head south along St Johns Street/B5023. After approximately 0.5 miles, turn right onto Millers Green. Continue for around 0.6 miles, then turn right onto Callow Lane. Millers Green Farm is situated immediately on your right, indicated by our For Sale board.

Mineral , Timber and Sporting Rights:

Included as far as they exist.

Services:

The property is serviced with mains water, drainage, and electric.

Viewing:

Viewings to be arranged by appointment only through the Bakewell office—01629 812 777

Tenure and Possession:

The property is sold freehold with vacant possession upon completion.

Rights of Way, Wayleaves & 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.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Vendor's Solicitors:

Lovedays Solicitors, Sherwood House, 1 Snitterton Road, Matlock DE4 3LZ.

Local Authority:

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

Method of Sale:

This property is to be sold by Auction on the Monday 19th May 2025 at 3 pm. The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire, DE45 1AH.

Deposits and 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.

Money Laundering regulations 2017:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.







Millers Green Farm, Callow Lane, Wirksworth, DE4 4BL

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



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Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH

T: 01629 812777

E: Bakewell@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

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