



Land off Tinkerley Lane  
Kirk Ireton





**Land off Tinkerley Lane  
Kirk Ireton  
Derbyshire  
DE56 2SH**



**14.93ac**

A rare opportunity to purchase a useful parcel of grassland, extending in total to approximately 14.93 acres situated in a rural location just outside of Kirk Ireton

**For Sale by Informal tender, tender deadline 28th May at 5pm.**

**Tenders to be sent to Bagshaws, The Agricultural Business  
Centre, Bakewell, DE45 1AH.**

**Guide Price: £175,000**



Bakewell Office - 01629 812777



[bakewell@bagshaws.com](mailto:bakewell@bagshaws.com)

**Location:**

The Land is set in a rural setting enjoying far reaching views over the surrounding countryside. It is located on the outskirts of the small village of Kirk Ireton with the larger village of Wirksworth just to the North. A wider range of amenities can be found in the nearby towns of Ashbourne (7.7 miles) or Belper (6.6 miles).





**Description:**

An attractive parcel of land, in a much sought after area, offering approximately 14.93 acres, mostly down to grass suitable for mowing and grazing of all livestock.

1.9 acres or thereabouts of this is made up of woodland, which contains a pond.

The land is ideally suited to those with agricultural, equestrian or conservation interests.

Located on the land is a range of dilapidated timber and sheet buildings which could be reinstated subject to the necessary planning requirements.

**Directions:**

From Wirksworth, use B5023 to travel south, before turning right onto Millers Green, before carrying onto Dark Lane, which continues onto Wapentake Lane, then turn left onto Tinkerley Lane where the land will lie on the right hand side as indicated by our For Sale board.

**Mineral , Timber and Sporting Rights:**

Included as far as they exist.

**Services:**

No mains services are connected to the land. There is a small water course which crosses the land.

**Viewing:**

The land may be viewed in day light hours when in possession of a copy of these particulars. Please do not block the road whilst viewing.

**Tenure and Possession:**

The property is sold freehold with vacant possession upon completion.

**Cover Crop:**

One of the fields currently contains a bird cover crop, which could be reimplemented as grass or other crop subject to the purchasers wishes.

**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. A public footpath follows the southern boundary of the land.

**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:**

TBC

**Local Authority:**

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

**Method of Sale:**

This property is to be sold by Informal Tender, the tender deadline is Wednesday 28th May 2025 at 5pm

Tenders to be received at Bagshaws, The Agricultural Business Centre, Bakewell DE45 1AH.

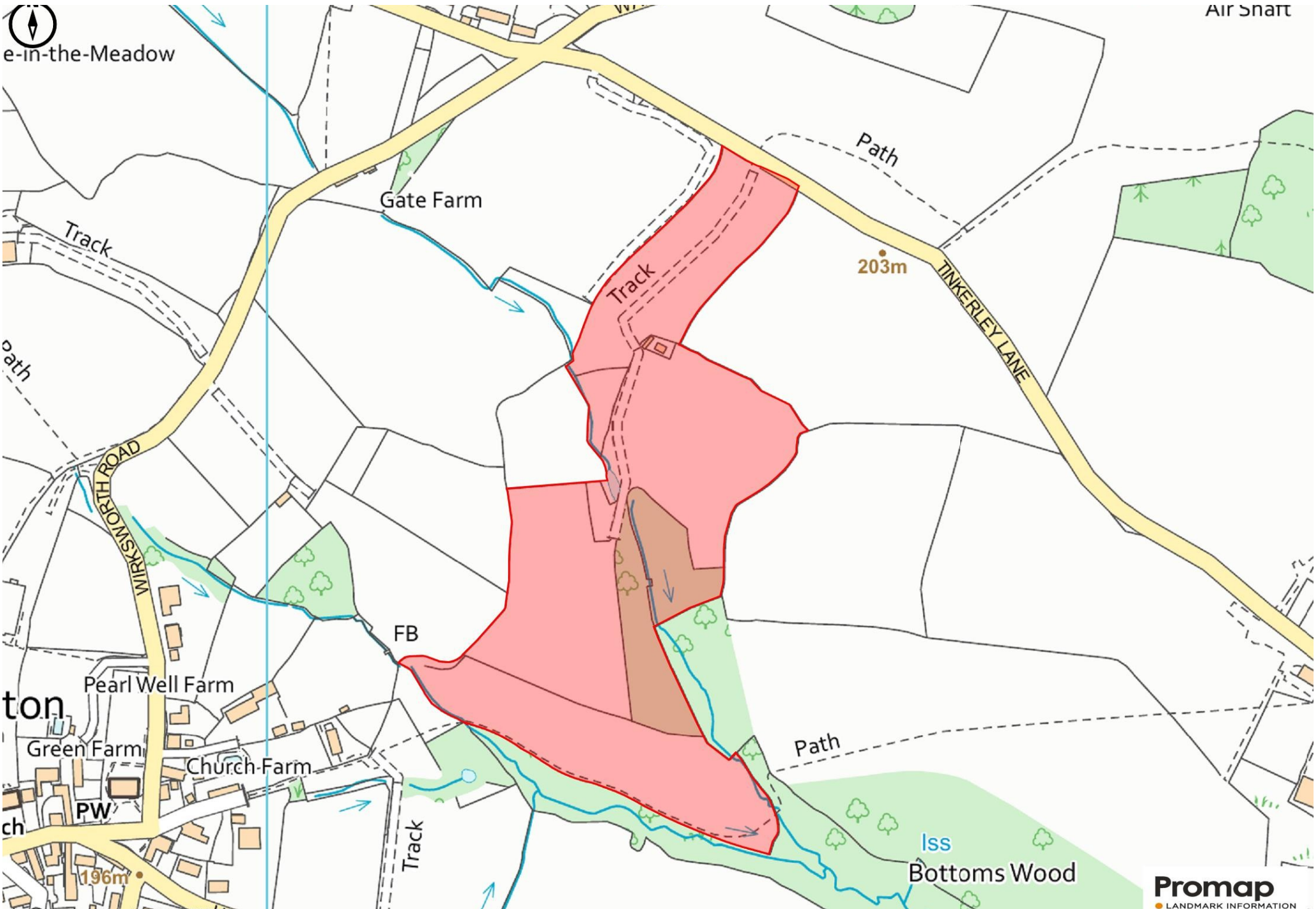






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**Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH**

**T:** 01629 812777

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**[www.bagshaws.com](http://www.bagshaws.com)**

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**RICS**



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