



Grassland and Former Quarry
Wensley, Matlock

Grassland and former Quarry Site

Wensley, Matlock, Derbyshire

DE4 2LL



53.92ac

An opportunity to purchase approximately 53.92 acres of grassland and a former quarry site, with roadside access on the edge of the village of Wensley. The site has two access points and far reaching views across the valley.

Guide Price:

£350,000



Bakewell Office - 01629 812 777



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Location:

The land is situated in a semi-rural location on the edge of the village of Wensley, located within the Peak District National Park. Providing close proximity to nearby Matlock, (3.5 Miles) Chesterfield (10.7 miles) and Bakewell (7 miles).

Description:

The site offers a unique opportunity to acquire a sizeable parcel of land measuring approximately 53.92 acres, in a sought after area, being made up of, grassland, woodland and a former quarry measuring approximately 16.74 acres. The site called Tearsall Quarry, features two quarry faces within the deep part of the excavation works and with the remainder being restored back to grassland. There is a block of established woodland along the southern boundary.

The grassland is suitable for grazing with dry stone wall and post and wire fencing. The land is split into a number of fields. The land is accessed from the Square down a track leading into the northern part of the land. This then leads round up to the grassland. The second access is from Bonsall Lane leading to the south part of the site.



The land offers scope for a large variety of uses subject to the necessary consents and would be of value to those with agricultural, horticultural or arboricultural interests.

Directions:

From Matlock on the A6, pass Audley Park on the right hand side, continue for approximately 1 km before turning left onto the B5057.

Stay on this road for another 1.5 miles, where you will reach "The Square" which is used to access the land. Follow this until our For Sale board will be seen on the left hand side.

Services:

We are not aware of any mains connections to the site. There is a stream crossing the land along the northern field.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Basic Payment and Environmental Schemes

The land is currently registered with the Rural Payments Agency. No entitlements are included. The land is not subject to any stewardship schemes, however would be suitable for environmental stewardship schemes.

Sporting and Timber Rights:

The sporting rights are not included with this property. We understand the timber rights are included as far they exist.

Viewing:

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

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. There is a public footpath and a bridleway which cross the land. There is a right of way across the subject land providing access to the neighbouring land owners and properties down the track to Bonsall Dale (Wensley entrance). The land will be sold with the benefit of a right of way for access across the quarry road leading from Bonsall Lane.

Agents Notes

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. 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.

Boundary Fence:

The buyer will erect a stock proof fence along the boundary marked between A and B on the sale plan.

Scheduled Monument:

"Mount Pleasant Lead Mines" makes up a portion of the land—please see the legal pack for further information.

Method of Sale:

The land is offered for sale by private treaty.

Vendor's Solicitors:

Eddowes & Waldron, 12 St Peters Church Yard, Derby DE1 1TZ. Tel: 01332 348 484

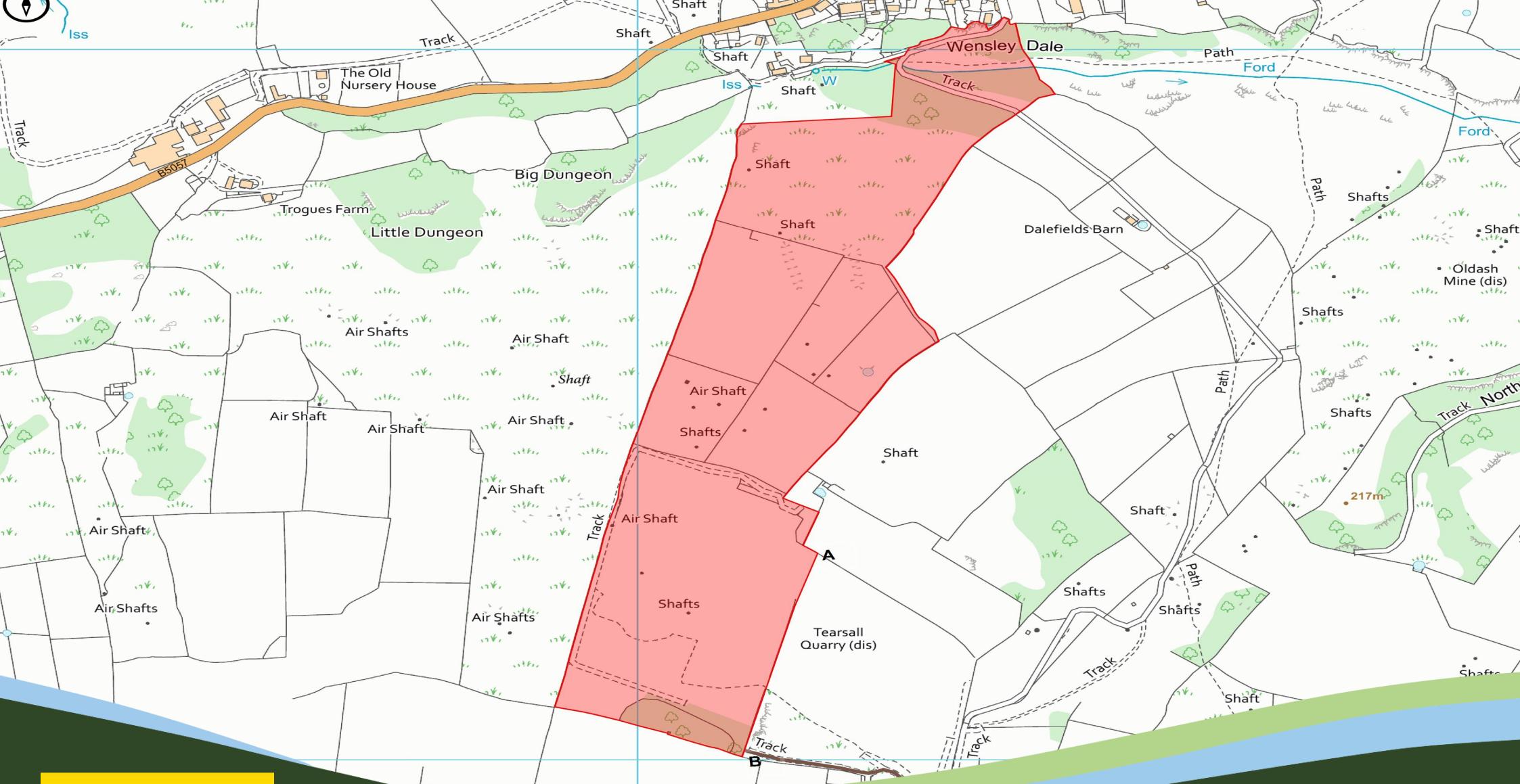
Local Authority:

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

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.





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