



Land West of Alstonefield Road Alstonefield



Land West of Alstonefield Road

Alstonefield

Ashbourne

DE6 2FT



12.08 ac

A rare opportunity to purchase approximately 12.08 acres (4.89 ha) of pleasant grassland, suitable for mowing and grazing. The land boasts a small woodland section, all in a rural location with good access, suiting those with agricultural, and equestrian interests.

For sale by Informal Tender at 12 noon on Wednesday 23rd September 2026

Guide Price: £200,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The land is situated in a quiet rural location, on the edge of the village of Alstonefield (2.7 miles) offering a basic range of amenities. Further nearby towns include; Bakewell to the east (13 miles), Ashbounre to the south (9 miles), and Buxton to the north (12.5 miles).

Directions:

From Alstonefield village centre, depart the Village Green and head north-west out of the village centre from the Alstonefield Village Memorial Hall area. Follow the Hulme End Road continue straight along the main road heading north (Buxton Road / Alstonefield Road), keeping the church and village green behind you. Pass Gateham Grange. Continue along this road for just over a mile, passing the crossroad turn-offs for Wetton and then take the next left hand turning onto the access lane, and the land will be on the left hand side, indicated by our for sale board. What3words: reflected.lilac.ordering



General Information

Description:

The land offers the opportunity to purchase a block of grass and small parcel of woodland extending to approximately 12.08 acres (4.89 hectares), comprising one field. The land lays flat with extensive drainage carried out in 2025, all being down to grass, suitable for mowing and grazing of livestock and horses. There is a mix of post and wire fencing, hedgerows and dry stone walled boundaries. There is also a hardstanding area through the main gateway together with a livestock handling pen. The land lends itself to the agricultural, amenity, equestrian, and/or investment purchasers.

Services:

The land has a mains water supply via a submeter. There is also a natural water supply which is collected in a concrete trough.

Tenure and Possession:

The land is sold freehold with vacant possession.

Sporting, Timber and Mineral Rights:

The sporting and timber rights are included in the sale as far as they exist. The mineral rights are not included in the sale.

Viewing:

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

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. The land benefits from a right of way along the access lane to the North of the land. The right of way provides two access points into the land. A public footpath runs

across the land.

Designations:

We understand there to be tree preservation orders on trees in the small woodland.

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.

Method of Sale:

This land is offer for sale by Informal Tender, the tender deadline is Wednesday 23rd September 2026 at 12 noon.. Tenders to be received Bagshaws, The Agricultural Business Centre, Bakewell, Derbyshire DE45 1AH or on email Bakewell@bagshaws.com

Vendor's Solicitors:

TBC

Local Authority:

Staffordshire Moorlands District Council, Moorlands House, Leek, Staffordshire, ST13 6HQ .

Planning Authority:

Peak District National Park, Aldern House, Bakewell, 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.

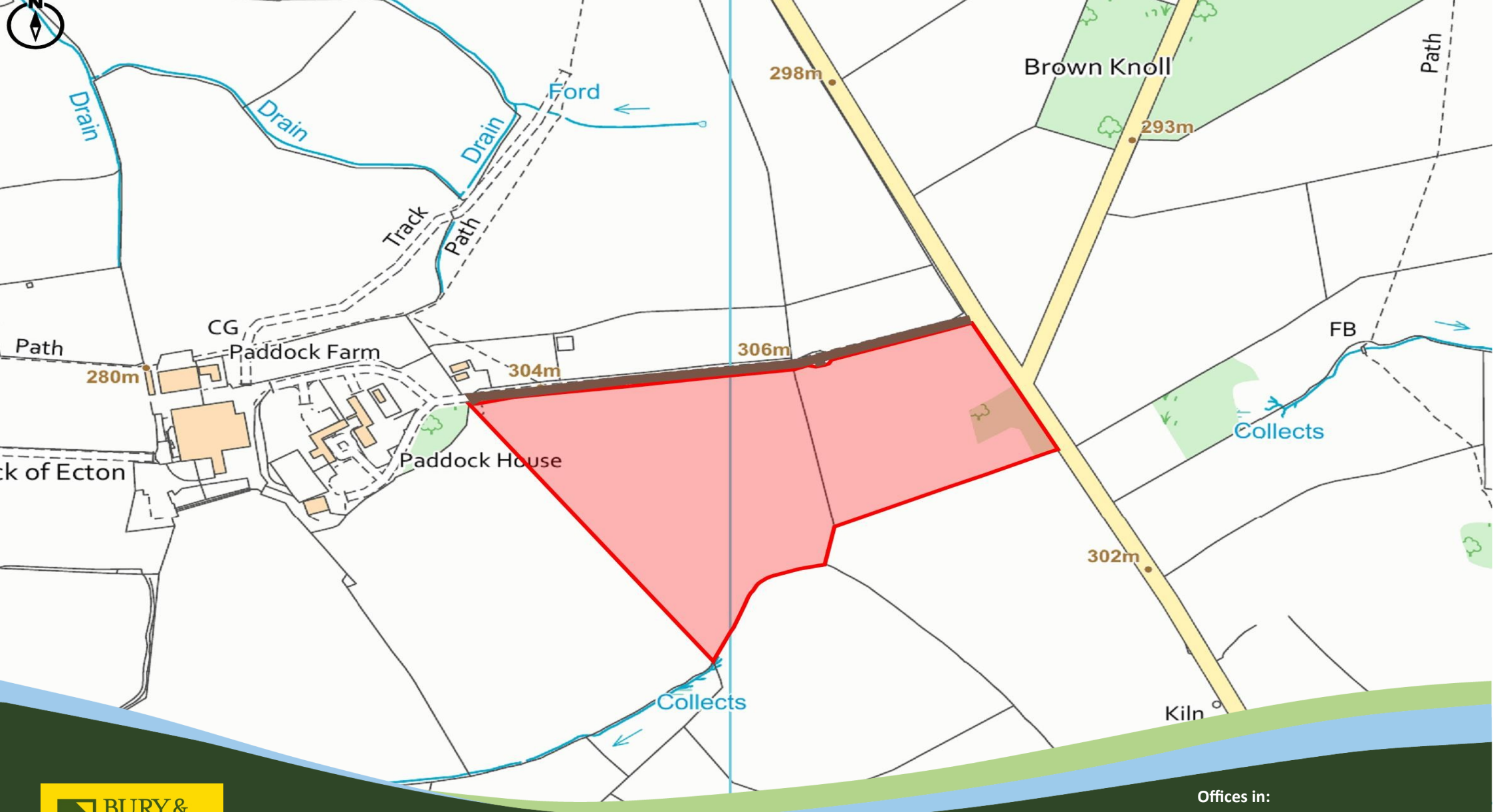
Agents Notes

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.









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