



Lot One

**Land at Rectory Farm**  
**Mugginton**



Land at Rectory Farm  
Mugginton  
Derbyshire  
DE6 4PL

**Approximately 66 Acres of Land available in Lots**

**Lot One: 53.59 Acres: Guide Price: £600,000**

**Lot Two: 4.21 Acres: Guide Price: £100,000**

**Lot Three: 5.06 Acres: Guide Price: £75,000**

**Lot Four: 3.24 Acres: Guide Price: £45,000**

**Lot Five: 0.44 Acres: Guide Price: £60,000**

**Best and Final offers invited by 19th June 2026.**



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

### Description:

A rare opportunity to purchase some good quality productive farmland on the edge of the villages of Mugginton and Weston Underwood. There is good vehicular access direct from the highway.

The land is predominantly arable with some grassland along the eastern side where it slopes to a brook. The land is generally sandy gravel loam with good cropping potential. The arable land is classified as Grade 3 under the MAFF Agricultural Land Classification Scheme whilst the grassland which amounts to 8.36 acres is classified as Grade 4. The land is not in a nitrate vulnerable zone.

### Location:

The land is situated between the villages of Mugginton and Weston Underwood.

### Directions:

From Weston Underwood turn left onto Green Lane towards Mugginton and the land is found on the right hand side after crossing the brook.

### Services:

There is mains water connected to water troughs on various parts of the land.

### Tenure and Possession:

The land is sold freehold with vacant possession upon completion. There will be a right of holdover to harvest growing crops until Autumn 2026.

### Timber, Sporting and Mineral Rights:

It is understood that these are included in the sale as far as they exist.

### Viewing:

The land may be viewed unaccompanied within daylight hours whilst in possession of a copy of these particulars, please ensure gates and fences are left in the same condition as found. For further information please contact the Ashbourne Office of the sole agents on 01335 342201 or email [Ashbourne@bagshaws.com](mailto:Ashbourne@bagshaws.com).

### Current Tenant

The land is currently let until Harvest 2026.

### 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. We are aware that several footpaths cross the land and some electricity and telephone poles which will have the benefit of some wayleave payments. There is a scheduled ancient monument within Lot 3.

Lot 5 has pedestrian access only unless purchased with an adjoining lot.

### Method of Sale:

The land is for sale by private treaty in five lots. We will invite best offers by 19th June 2026.

### Local Authority:

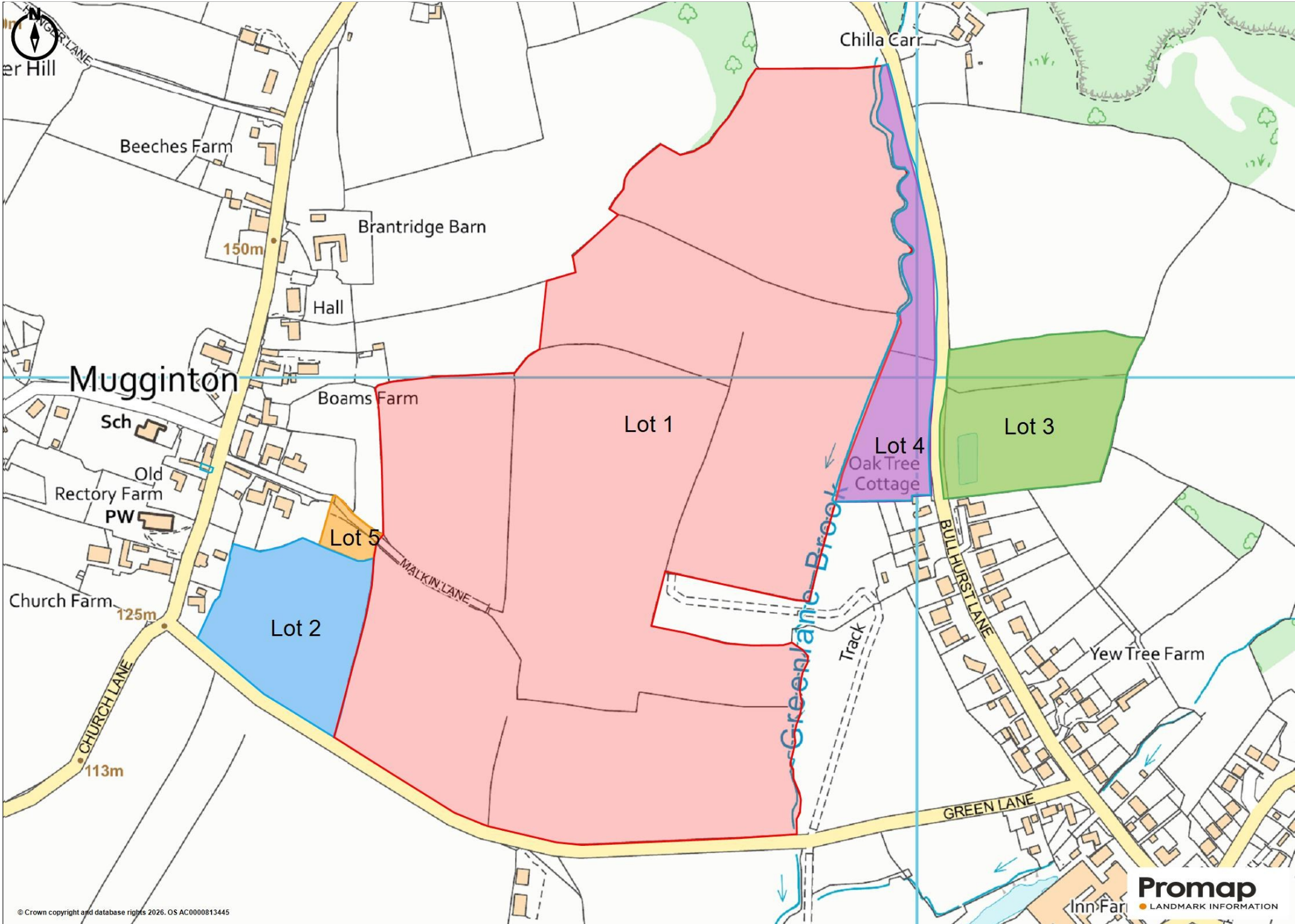
Amber Valley Borough Council, Market Place, Ripley, Derbyshire, DE5 3BT. T: 01773 570222

### 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.







Lot Four



Lot Three



Lot One



Lot One



Lot Three



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

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