



Buildings & Land off Moorwood Moor Lane
Wessington



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Wessington

Alfreton

Derbyshire DE55 6DU



Lot A – 2.89 ac Lot B - 5.06 ac

An exciting opportunity to purchase approximately 7.95 acres (3.22 ha) of grassland paddocks, together with a small range of agricultural outbuildings, offered in two lots. The property boasts good roadside access from the popular village of Wessington, and will appeal to those with smallholder, agricultural, equestrian, and/or amenity interests.

For sale by Public Auction at 3pm on Monday 18th May 2026 at

The Agricultural Business Centre, Bakewell DE45 1AH

Auction Guide Prices:

Lot A - £75,000 Lot B - £80,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The land sits in a semi-rural location, situated on the outskirts of Wessington village where a basic range of amenities can be found. Various popular, nearby towns offer a wider range of amenities including Alfreton to the southeast (4.0 miles), Matlock to the northwest (7.2 miles), Belper to the south (8.2 miles), and Chesterfield to the north (12.2 miles). The cities of Derby, Sheffield, and Nottingham are each within a 25 commute respectively.



General Information

Description:

Lot A—Guide Price £75,000

Shown shaded red on the plan, the sale offers the opportunity to purchase a range of agricultural outbuildings together with an adjoining paddock, extending to a total of 2.89 acres (1.17 hectares). The buildings comprise a 6 bay pole barn (238m²) and a 3 bay pole barn (113m²), both under sheeted roofs. Previously, the outbuildings have been used for the housing of livestock but would easily lend themselves to equestrian, amenity, or horticultural purposes. With a useful yard area to the front providing off-road parking, Lot A benefits from roadside access off Moorwood Moor Lane. The grass paddock adjoining offers grazing for both livestock or horses, bounded by hedgerow and post and wire fencing.

Lot B—Guide Price £80,000

Shown shaded blue on the plan, the sale of the land offers the opportunity to purchase a parcel of grassland suitable for both mowing and grazing of livestock and/or horses. The land benefits from good roadside access off Slack Lane (to the north of Lot A), bounded by mature hedgerow and post and wire fencing, and measuring approximately 5.06 acres (2.05 hectares).

Both lots are likely to appeal to those with agricultural, equestrian, smallholder and/or amenity interests.

Directions:

From Alfreton town centre, head north west on A615 Wingfield Road. At the crossroads turn right signposted for Matlock, follow the road and then bear left for Wessington. Continue along the A615 for approx 1.5 miles, and then turn left opposite the church signposted for Moorwood Moor. Lot A can be found approximately quarter of a mile down on the right hand side, indicated by our For sale board. [What3Words//media.alarm.incursion](#)

Lot B is accessed off Slack Lane (to the north of Lot A). [What3Words//portable.fittingly.refilled](#)

Services:

Lot A benefits from mains water.

Tenure and Possession:

The land is sold freehold with vacant possession.

Sporting, Timber and Mineral Rights:

The sporting, timber and mineral rights are included in the sale as far as they exist.

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.

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:

The property is offered by Public Auction at 3.00pm on Monday 18th May 2026 at The Agricultural Business Centre, Bakewell, Derbyshire DE45 1AH

Vendor's Solicitors:

Franklin & Co., Town Hall Chambers, Anchor Square, Bakewell, Derbyshire DE45 1DR

Local Authority:

North East Derbyshire District Council, 2013 Mill Lane, Chesterfield, Derbyshire S42 6NG

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.

Deposits & 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.

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 A







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