



Land off Moor Lane
Bonsall, Matlock - TO LET



Land off Moor Lane

Bonsall

Matlock

DE4 2AW



41.19 ac In total

Approximately 41.19 acres (16.67 ha) of grassland , available as a whole or in 5 lots by way of grazing and mowing licenses.

Tenders close at noon Friday 26th April 2024

Lot 1 - 10.69 ac Lot 3 – 4.13 ac Lot 5 – 16.30 ac

Lot 2 - 4.76 ac Lot 4 – 5.31 ac



Bakewell Office - 01629 812 777



bakewell@bagshaws.com

Description:

The grassland is available as a whole or in lots detailed below;

Lot 1: 10.69 ac – Grassland suitable for both grazing and some mowing, with a public footpath running through the north of the parcel. The land benefits from mains water and roadside access off Moor Lane. A small building situated by the gateway.

Lot 2: 4.76 ac - Grassland suitable for mowing and grazing consisting of one field. Access is directly off Moor Lane. Please note there is a public footpath crossing the land.

Lot 3: 4.13 ac – A parcel of grassland, suitable for grazing and mowing, with access from an unadopted highway off Moor Lane.

Lot 4: 5.31 ac - A parcel of grassland, suitable for grazing and mowing, with access from an unadopted highway. Please note there are two public footpaths running across the land.

Lot 5: 16.30 ac - A block of grassland, all suitable for grazing and some suitable for mowing. The land is split into two sections. The land is accessed off Moor Lane and Blakelow Lane.



Location:

The land is located to the west of the village of Bonsall, in a rural situation with surrounding countryside views. Nearby towns and villages also include; Cromford (2.1 miles), Matlock (3.9 miles), Winster (3.3 miles), and Wirksworth (4.1 miles).

Directions:

From the centre of Bonsall, head north on High Street, climbing up the hill. Continue on High Street for approximately 0.5 miles before turning left onto Abel Lane, signposted Upper Town. Follow Abel Lane down the hill, and turn right once at the junction onto Moor Lane. The land is located along this lane, as shown in the attached lotting plan.

Countryside Stewardship:

All of the land is subject to an agri-environment scheme, being in a mid-tier countryside stewardship with the following options upon the grassland restricting certain activities:

- GS5: Permanent grassland with very low inputs in SDAs
- SP6: Cattle grazing supplement
- GS15: Haymaking supplement

For further details on these options, please contact the Bakewell office.

Viewing:

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

Tenancy:

The tenancy to commence with immediate effect, until 31st October 2024.

Tender Process:

The land is offered to let by informal tender and the tender form is available from the Bakewell Office. All tenders are to be received by 12 noon on Friday 26th April 2024 in an envelope clearly marked "Land at Bonsall Tender" enclosing the informal tender form. Alternatively this can be done by email.

Boundary Maintenance:

The licensee must maintain the boundaries in no worse condition than upon entry.

Assignment:

The holding is not to be assigned or sublet.

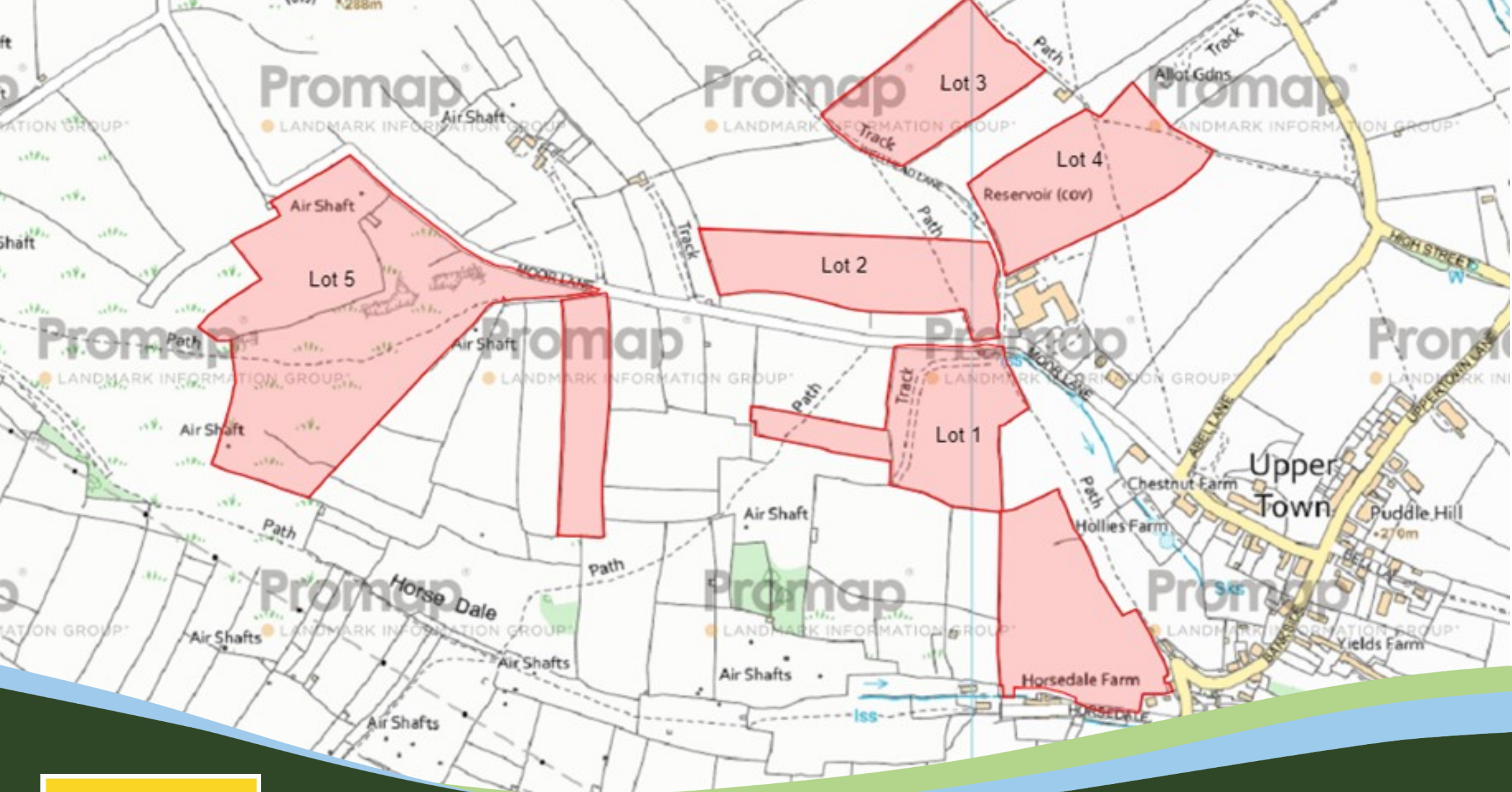
Further Details:

Please contact Aaron Cousins at Bagshaws Bakewell office for further details on (01629) 812777 or bakewell@bagshaws.com

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.





Agricultural Business Centre, Bakewell DE45 1AH

T: 01629 812 777

E: Bakewell@bagshaws.com

www.bagshaws.com

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811



RICS



CAAV



OnTheMarket.com



The Property Ombudsman



APPROVED CODE TRADINGSTANDARDS.UK