



Land situated in Mercaston - TO LET
Derbyshire



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BAGSHAWS LLP ARE PLEASED TO OFFER

85.79 acres (34.72 hectares) of grassland, suitable for a mixture of both mowing and grazing for sheep only.

TO LET

By INFORMAL TENDER

Available from 1st August, 2025 until 30th April, 2026 by way of a Grazing and Mowing License agreement, as a whole or in 3 lots:

Lot 1— 25.58 acres (10.35 hectares)

Lot 2—45.30 acres (18.33 hectares)

Lot 3— 14.91 acres (6.03 hectares)

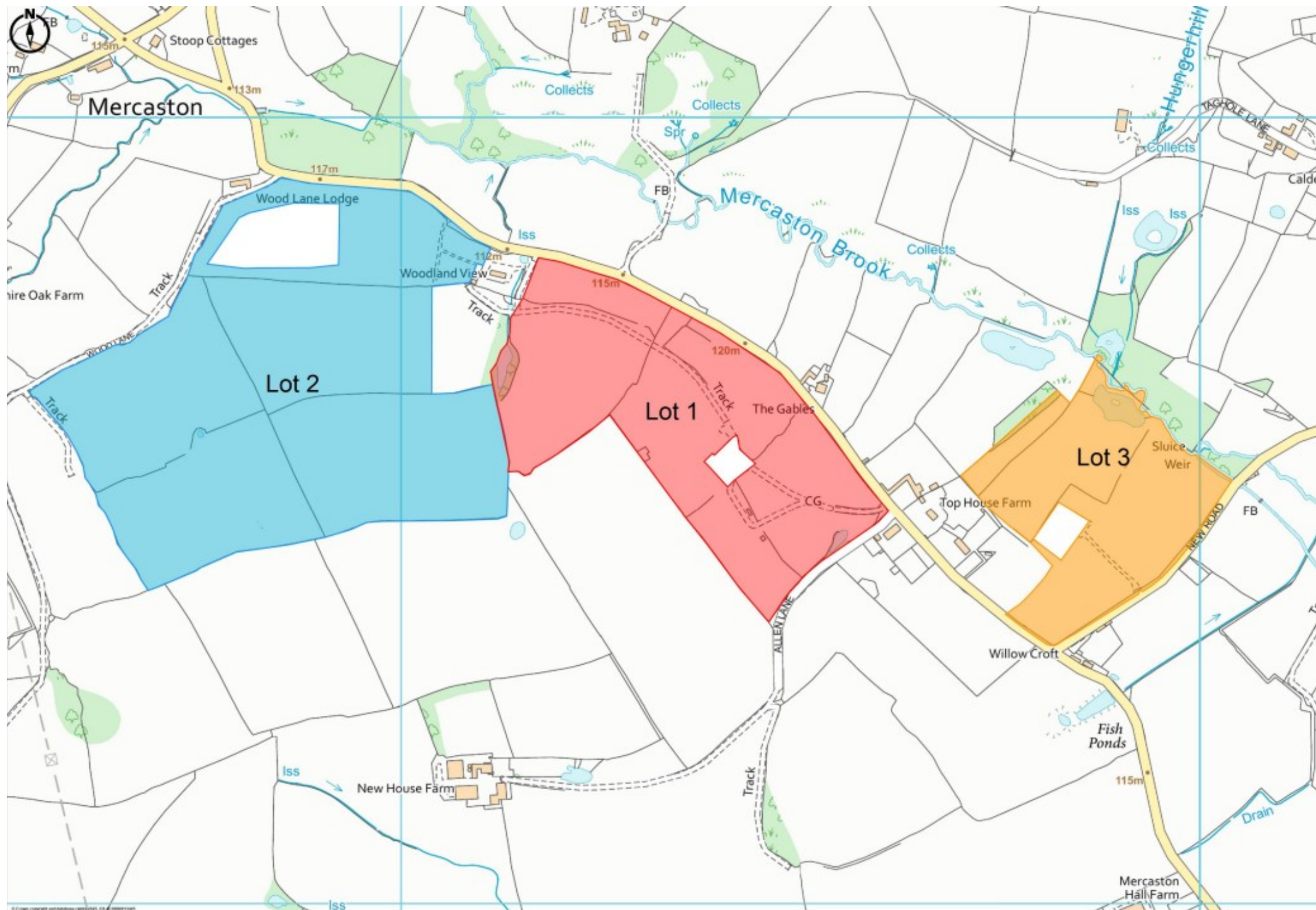


Bakewell Office - 01629 812777



bakewell@bagshaws.com







Property Description

Lot 1— 25.58 acres (10.35 hectares) edged RED

Lot 2—45.30 acres (18.33 hectares) edged BLUE

Lot 3— 14.91 acres (6.03 hectares) edged ORANGE

All the land is laid to grass, and divided by way of mature hedgerows, supplemented by post and wire fencing. The land is principally gently sloping in gradient, and considered suitable for a mixture of both mowing and grazing. The land also benefits from convenient access, and is considered accessible with all types of modern farm machinery.

The land is classified as Grade 3 and 4 under the MAFF Agricultural Land Classification scheme with soils being classified as a mixture of slightly acid, loamy and clayey soils, with impeded grassland, and freely draining, slightly acid, sandy soils; which is common to much of the land in the area.

Directions:

Lot 1— what3words:///cystals.powering.beans

Lot 2— what3words:///peachy.frail.geology

Lot 3— what3words:///salaried.season.accented

Access, Rights of Way, Wayleaves and Easements:

The tenant is responsible for ensuring that Public Rights of Way are not obstructed and that any furniture (stiles, gates, etc) serving the routes are maintained in sound and safe condition.

Sustainable Farming Incentive (SFI) agreement):

Lot 1 is subject to the following SFI options:

CLIG3: Manage grassland with very low nutrient inputs

GRH8: Supplement haymaking (late-cut)

Lot 3 is subject to :

CLIG3: Manage grassland with very low nutrient inputs

BFS3: Buffer in-field ponds on improved grassland

Compliance with the SFI agreement is mandatory. Full details of the option requirements are provided in the Tender Pack.

Services:

Water is available to Lots 1 & 3.

Local Authority:

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

Mineral, Sporting and Timber Rights:

Reserved to the Landlord.

Viewing:

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

License Agreement:

The Grazing and Mowing License agreement will commence on the 1st August, 2025, and end on the 30th April, 2026. A copy of the standard form Grazing and Mowing Licence agreement is available on request.

Application Process:

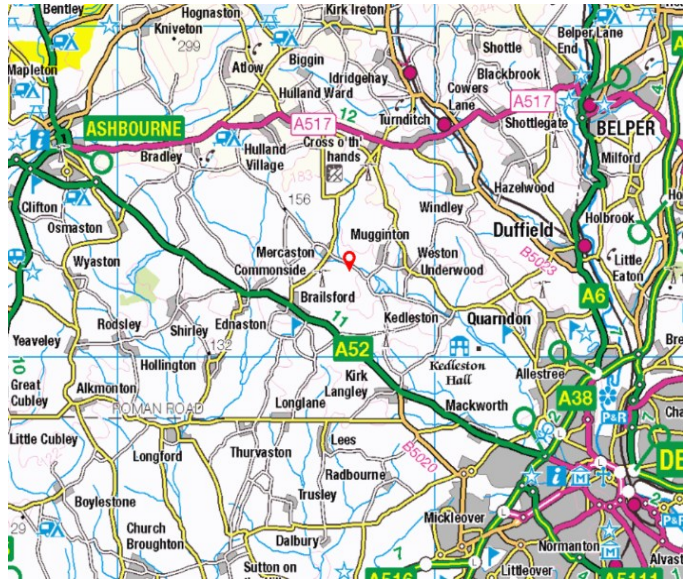
Tenders are to be submitted by 12 noon on Wednesday 23rd of July, 2025. All applications received will be acknowledged upon receipt.

Tender Form:

Applications and all correspondence in connection with applications should be sent by email to georgia.pickering@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, and for guidance only. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the letting 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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