



Jagger Way  
Brassington



**Jagger Way**  
Brassington  
Matlock  
Derbyshire  
DE4 4DA



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8.24 ac

A splendidly located four bedroom detached property with a range of outbuildings, and land extending to 8.24 acres.

The property is subject to an agricultural occupancy clause and a S106 which ensures the house land and buildings are sold as one

The modern barn has had class Q change of use granted to convert to a separate dwelling.

Situated on the edge of Brassington village which is well catered for with a village church, primary school and public house, being just 7 miles from the historic market town of Ashbourne.

No Chain

**Asking Price**

**£650,000**



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



# Ground Floor

The main access door is situated to the south of the property. This door leads into the **Entrance Hall** with internal access to reception rooms and stairs to first floor level.

There is an additional external access door into the usefully situated **Boot Room** providing hanging and boot space and leading into the Entrance Hall with access to **Ground Floor Shower Room** with three piece shower suite comprising low flush WC, pedestal wash hand basin and double shower cubicle.

The **Dining Kitchen** has windows to three aspects and a range of fitted wall and base units with work surface over, inset sink and drainer, oil fired stove with dual hot plate which powers the central heating. Internal access to **Utility Room** having plumbing for washing machine and sink and drainer.

In contrast to the Dining Kitchen, the **Lounge** is situated on the eastern end of the property with windows to three aspects and fireplace with raised hearth and timber mantle.

The **Dining Room** is of generous proportions with windows enjoying views over the grounds towards the village.



# First Floor

The stairs to the first floor lead up to the semi galleried landing which provides internal access to all four bedrooms, bathroom and separate WC.

**Bedrooms One and Two** are large double bedrooms with windows to the front and rear enjoying a lovely open outlook over the land.

**Bedrooms Three and Four** are smaller double rooms with views over the land and buildings.

The **Bathroom** is fitted with a four piece bathroom suite comprising; panelled bath, pedestal wash hand basin, panelled bath and separate shower cubicle. **Separate WC** with low flush WC and pedestal wash hand basin.



## Ground Floor

## First Floor



## Jagger Way, Brassington Matlock DE4 4DA

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Assessments First**

# Externally - Gardens, Land and Buildings

The property is accessed from the lane along the private access drive which leads to a gated access leading into the farm yard where there is hardstanding and access to the barns.

The gardens are predominantly laid to lawn and wrap around the property, enclosed by low level stock proof fencing.

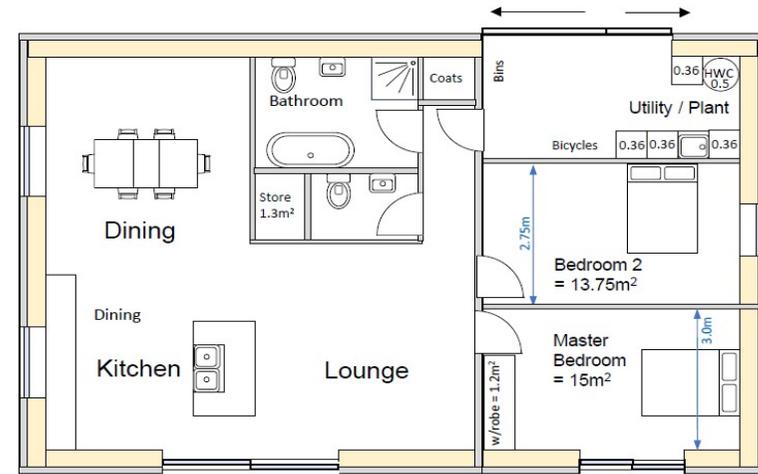
The land is dissected to the north by the access driveway, with the land predominantly to the south of the property, laid to pasture with hedge boundaries. It should be noted that the land is tied to the property by way of a section 106 agreement and therefore must be sold as a whole. The **site extends to about 8.24 acres in total**

There is a range of useful outbuildings to the side comprising; **Stone Built Garage** with up and over vehicular access door attached to a **Traditional Stone Barn** with pedestrian access door and **Large Steel Frame Agricultural Shed** with sliding vehicular access door useful for housing livestock and machinery alike. This shed has planning consent granted for change of use to a residential dwelling.



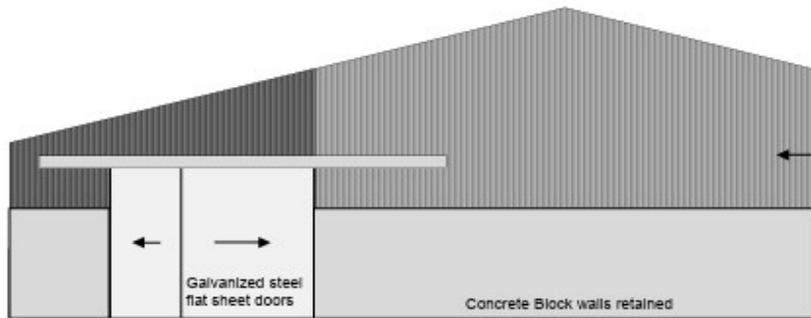
# Outbuilding Planning Consent

The modern steel framed agricultural shed has planning consent to convert to a separate single storey, two bedroom dwelling with further information available on the Derbyshire Dales District Council planning portal but searching reference; 25/00855/PDA

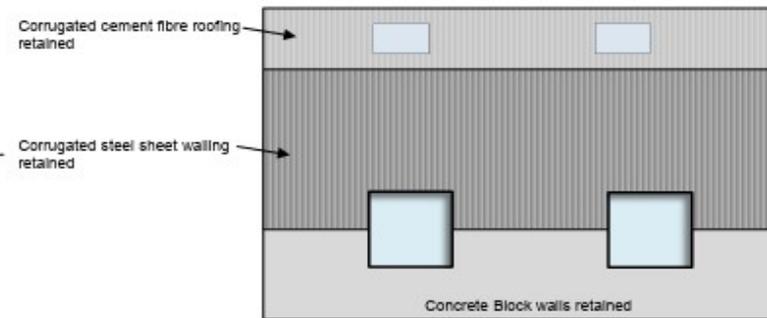


Total floor space of proposed dwelling = 112sqm

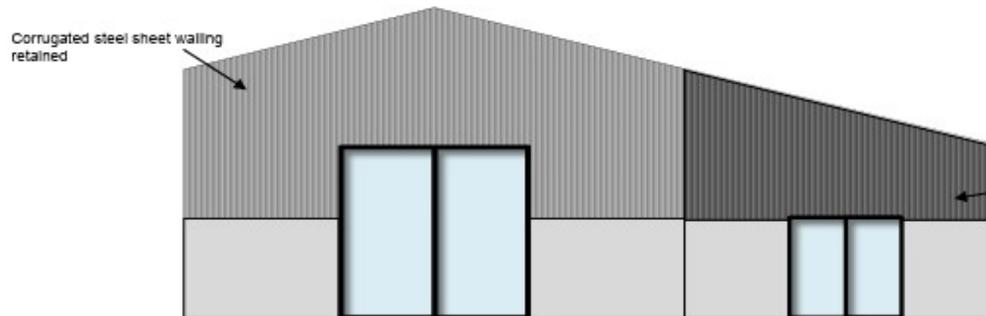
**Floor Plan – as proposed**



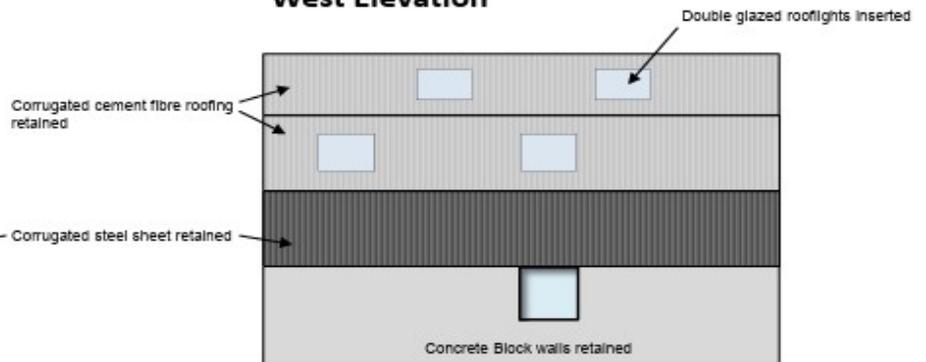
**North Elevation**



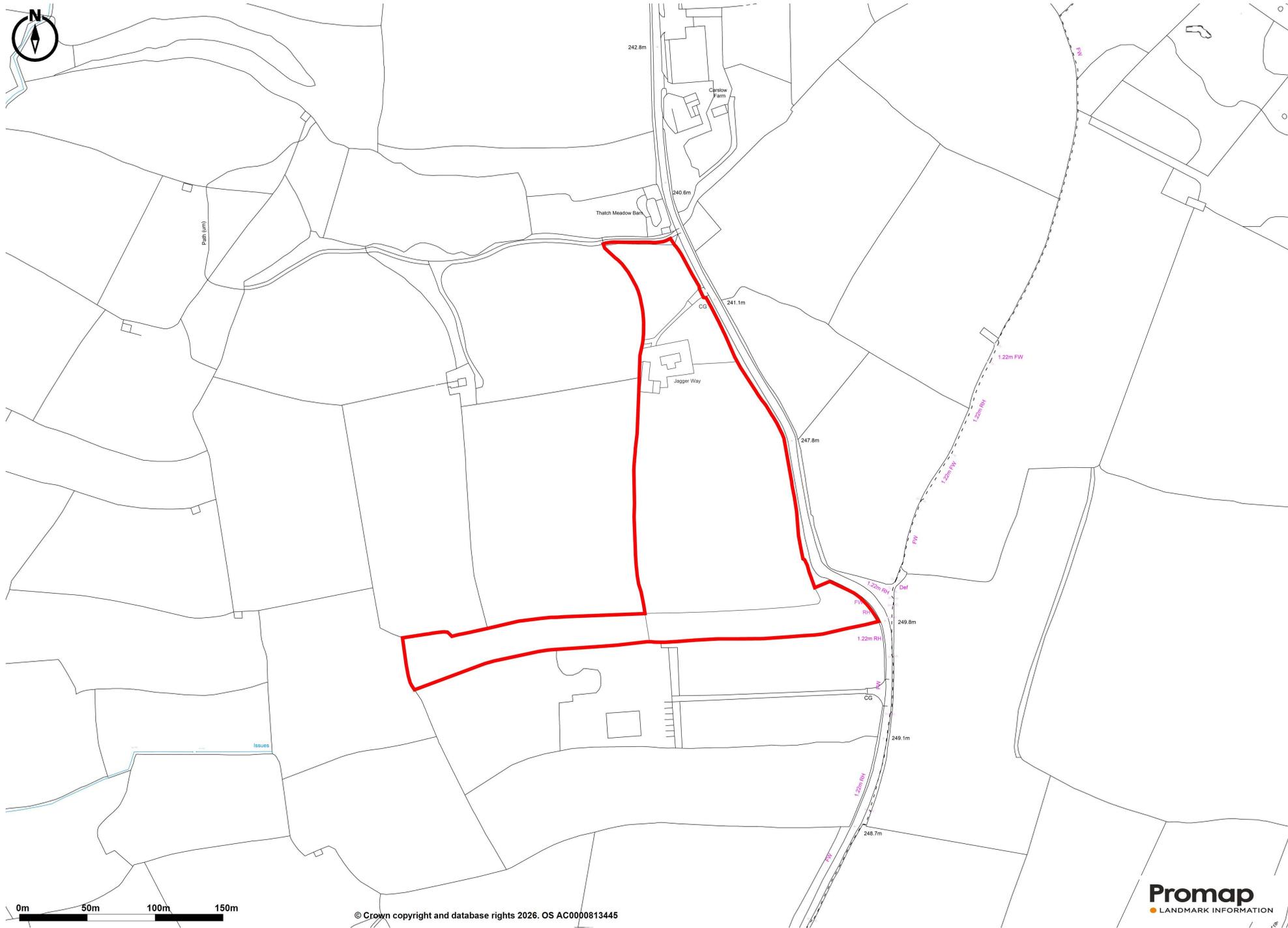
**West Elevation**



**South Elevation**



**East Elevation**



0m 50m 100m 150m

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**Promap**  
LANDMARK INFORMATION

# General Information

## Services:

Mains water and electricity are connected. Private Drainage. Oil fired central heating via kitchen stove which may require repair.

## Tenure and Possession:

The property is sold Freehold with vacant possession.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined 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.

## Agricultural occupancy condition:

The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in section 336 of the Town and Country Planning Act, 1990, or in forestry or a dependant of such person residing with him or her, or a widow or widower of such person.

## Section 106 agreement:

The property is tied to the land by way of a 106 agreement and therefore the land or buildings cannot be separated at the current time.

## Local Authority and Council Tax Band;

Derbyshire Dales District Council

Council Tax Band: F

## Directions:

What3words:::///straying.senders.guessing

## Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

## Broadband Connectivity:

It is unknown as to the connectivity of broadband as it has not been connected. Due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

## 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.



Approximate Boundary  
Outline



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