



# Flatts Farm Darley Bridge





**Flatts Farm  
Darley Bridge  
Matlock  
DE4 2JY**

Flatts Farm presents a rare opportunity to acquire a productive and well-managed dairy and livestock farm comprising a spacious detached three-bedroom farmhouse, an attractive two-bedroom agricultural workers' dwelling, and approximately 95.85 acres of productive land.

The property is offered as a whole or in two lots.

**Guide Price: £2,000,000 (as a whole)**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





# Flatts Farm

## Flatts Farm Summary

Flatts Farm offers a well-established livestock and dairy farm with flexible accommodation and excellent productive pasture land.

The farmhouse is a detached three-bedroom property with the benefit of an attractive two-bedroom barn conversion. The holding benefits from highly productive grassland, until recently managed as a productive dairy unit, latterly used for suckler beef production. The land is flat, fertile and offers excellent mowing and grazing pasture.

## Location

Flatts Farm is situated on the outskirts of Darley Bridge, a village located between Matlock and Bakewell, in the heart of the Derbyshire Dales only minutes from the Peak District.

Whilst in a lovely rural position, the property affords a very accessible rural location with ready access to Matlock (2.9 miles), Bakewell (6.5 miles) and major road networks. The farm is only 10 miles from Chesterfield and 21.2 miles from Derby.

Matlock has a train station offering intercity trains to London and a wide range of amenities. There is a good selection of local primary schools with both South Darley Primary School and Churchtown C of E primary being within 2 miles and rated 'Good' by OFSTED. Stanton in Peak C of E Primary is just 3.5 miles away and is rated 'Excellent'. The well regarded local secondary schools are Lady Manners School in Bakewell and Highfields School in Matlock.

## Background

The farm has been within the vendors family since 1939, and has been owned and farmed by him for the last forty years, operated as a successful dairy unit. The milking herd was 80 cows, but with the vendor reaching retirement, he has reduced the milking herd and has kept beef cattle in recent months. The farm has been managed to the highest level.









# Farmhouse

The large, three bedroom detached double fronted farmhouse provides lovely flexible living accommodation overlooking the farm and sat within an attractive garden.

The accommodation is well appointed, spacious and is arranged over two storeys with three large double bedrooms, and scope for additional rooms in the roof space subject to the necessary consents. The farmhouse is very well finished and has lovely high ceilings throughout, affording large bright rooms making it a very appealing prospect.

The main Entrance Hall affords access to all of the principal ground floor rooms, that include the large triple aspect Sitting Room that runs the full length of the house. Access is afforded to the spacious double aspect Dining Room and the large double aspect Kitchen Diner that accommodates an extensive range of fitted timber wall and base units with a number of integrated appliances, and benefitting from far reaching views over the fields beyond making it a wonderful heart of the home, with a useful cloakroom off. From the Kitchen is a good sized glazed Entrance/Utility area with a range of fitted base units with WC off, and external access that has been used as the primary access into the property.

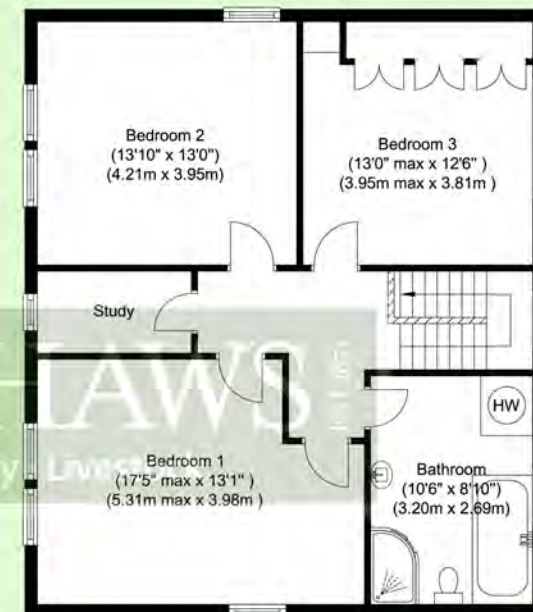
From the front Entrance Hall the spacious staircase leads to the first floor, with a central landing that in turn leads to three large double bedrooms, family bathroom and study. A loft ladder leads into the roof space that offers scope for further rooms if required subject to the necessary consents.



Ground Floor

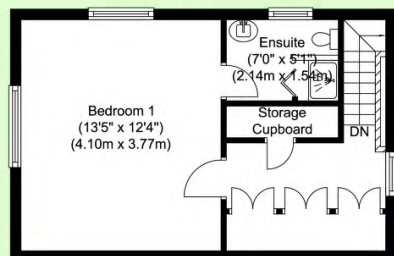


First Floor



Flatts Farm House

First Floor



Ground Floor



The Barnhouse





## The Barnhouse

This attractive stone barn conversion was completed in 1991 and is very well finished, boasting views across the fields and yard.

The two-bedroom agricultural workers' dwelling is well situated and has been let out by the current owners to the existing tenant since August 2013.

After entering the Entrance Porch, the Hallway in turn leads to a large Kitchen Diner, Living Room, Family Bathroom and Double Bedroom. In addition to the ground floor accommodation is a Double Bedroom with Ensuite located on the first floor, together with additional storage. Adjoining the Barnhouse are outside stores that could be used to extend the Barnhouse accommodation (subject to necessary consents) or offer additional storage.

### Occupancy Condition

The occupation of the Barnhouse is limited to a person solely or mainly employed, or last employed (prior to retirement), in the locality in agriculture as defined in section 290 (1) of the Town and Country Planning act 1971 (including any dependants of such a person residing with him) or a widow or widower of such a person.





## Buildings and Facilities

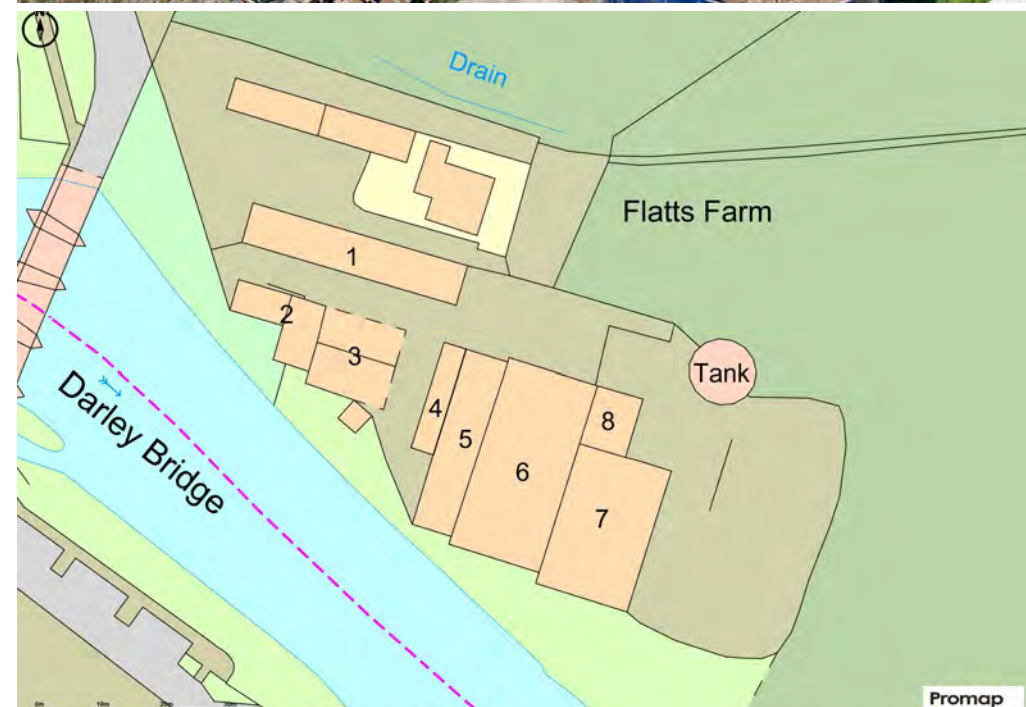
Flatts Farm offers a good range of both traditional and modern agricultural buildings largely located at the farmstead, and based around concrete yard areas. The traditional stone range provides scope for conversion to other uses (subject to planning). The more modern buildings are well suited to farming operations, supporting the dairy operation, and latterly beef cattle, and may well be suited to other non agricultural uses subject to planning.

The buildings can be briefly summarised as follows, with reference to the numbered plan.

1. Single storey stone range, with blue slate over, blockwork internal skin and concrete floor, accommodating the 10:10 herringbone parlour, collecting yard and dairy (35.2m x 6.45m GEA). This building offers considerable scope for conversion for alternative uses, subject to the necessary consents.
2. Three bay steel frame monopitch implement store with box profile sheet and concrete block cladding and floor (5.0m x 8.7m, 10.6m x 5.6m GEA).
3. Three bay open fronted Dutch barn, with steel frame monopitch at the rear, used for cattle handling and as an implement store (13.1m x 12.8 m GEA)
4. Single storey rendered brick cattle building with corrugated grey fibre cement over and concrete floor (3.6m x 17.3m GEA)
5. Six bay steel portal framed cubicle shed with timber and box profile sheet cladding and concrete floor (28.4m x 6.4 GEA).
6. Timber framed building with box profile sheet roof over and concrete floor accommodating 64 cow kennels (30.7 x 14.8 m GEA)
7. Five bay steel portal framed implement and forage shed with Yorkshire board and box profile cladding and stone floor (23.0m x 15.1m GEA)
8. Steel framed two bay open fronted implement store (9.5m x 7.5m GEA).

The holding benefits from an above ground three ring steel slurry store with c. 88,000 gallon capacity, with further below ground storage of c. 20,000 gallons.

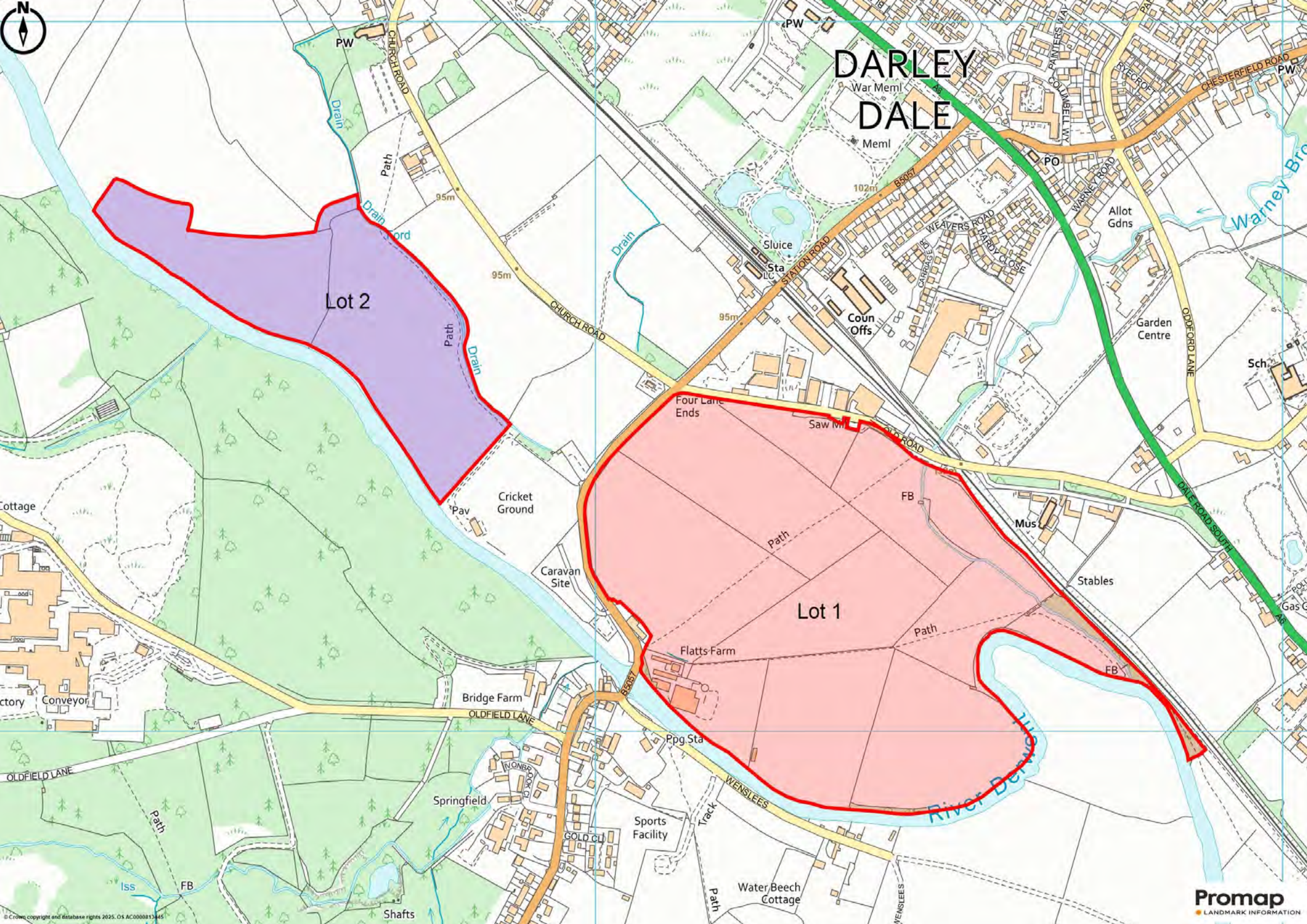
In addition, lying to the east of the farmstead is an in field four bay Dutch barn (18.5m x 5.6m GEA) currently used as an implement and forage shed. A further single storey stone barn with stone slate over is located further to the east, overlooking the river (9.4m x 3.6m GEA).







# DARLEY DALE



Lot 2

Lot 1











### Land

The holding comprises approximately 95.85 acres of very productive grassland that has been managed to a high standard, being well suited for mowing and grazing, with three cuts typically being taken. The land is generally flat, readily accessible, has good sized fields and is over deep freely draining floodplain soils that have a loamy texture and have naturally moderate to high fertility (Soilscape 12). The land has access to both natural and mains water.

### Lotting

The property is offered as a whole or in two lots. Please note that Lot 1 will need to have been sold before a separate sale of Lot 2 is considered.

Lot 1 comprises the residential properties farmstead, buildings and 72.16 acres (shown tinted PINK on the Holding Plan). Lot 2 comprises 23.69 acres of land (shown tinted PURPLE on the Holding Plan).

Two further parcels not detailed herein, collectively amounting to c. 8.9 acres may be available by separate negotiation to the purchaser of the farm.

### Flooding

The farm is situated adjacent to the River Derwent and includes land classified as being within Flood Zone 3, while the majority of the farmstead lies within Flood Zone 2.

Seasonal flooding can occasionally occur when the River Derwent overtops its banks or when the river level exceed the field drainage outfall height. On such occasions, livestock will likely need to be temporarily removed from the affected fields. However, the land benefits from an extensive system of field drains, allowing it to recover and dry out quickly once river levels recede.

The property has been in the vendors' family since 1939, with the current owners having held it for more than 40 years. Despite its proximity to the river, the vendors confirm that the residential dwellings have never experienced flooding during this time. There have also been no difficulties in obtaining buildings and contents insurance. The farm buildings have similarly remained unaffected, with the exception of the eastern edge of Building 7.

For prospective purchasers with concerns about flooding, the vendors are happy to provide further details and discuss their experience during any arranged viewing.









# General Information

## Services

Both the Farmhouse and the Barnhouse benefit from mains water, gas and electric. The farm has three phase electricity. Domestic drainage is via private systems, though a connection is possible to the mains nearby if desired

## Rights of Way, Wayleaves & Easements

The property is sold subject to and with the benefit of all existing rights of way, wayleaves, and easements.

## Timber, Minerals & Sporting Rights

Included insofar as they exist. Fishing rights are excluded.

## Fixtures, Fittings & Plan

Only those referred to in these particulars are included in the sale

## Tenure and Possession

The property is offered freehold with vacant possession on completion, excepting only the Barnhouse that is currently occupied on a periodic Assured Shorthold Tenancy, with a current rent passing of £440 per calendar month. Should the purchaser wish to resume possession, two months written notice will need to be served by the Landlord.

## Council Tax & EPC

Both the Farmhouse and the Barnhouse are separately registered with Derbyshire Dales District Council as Council Tax Band D

The Farmhouse has an EPC rating of 62 (Energy rating 'D'), the Barnhouse has an EPC rating of 52, (Energy Rating 'E').

## Local Authority:

Derbyshire Dales District Council  
A| Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN  
T| 01629 761100  
E| [planning@derbyshiredales.gov.uk](mailto:planning@derbyshiredales.gov.uk)

## Solicitor

Lovedays Solicitors (Mr. Glenn McClenaghan)  
A| Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE  
T| 01629 704592  
E| [glenn@lovedays-solicitors.co.uk](mailto:glenn@lovedays-solicitors.co.uk)

## Viewing

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

## Broadband Connectivity

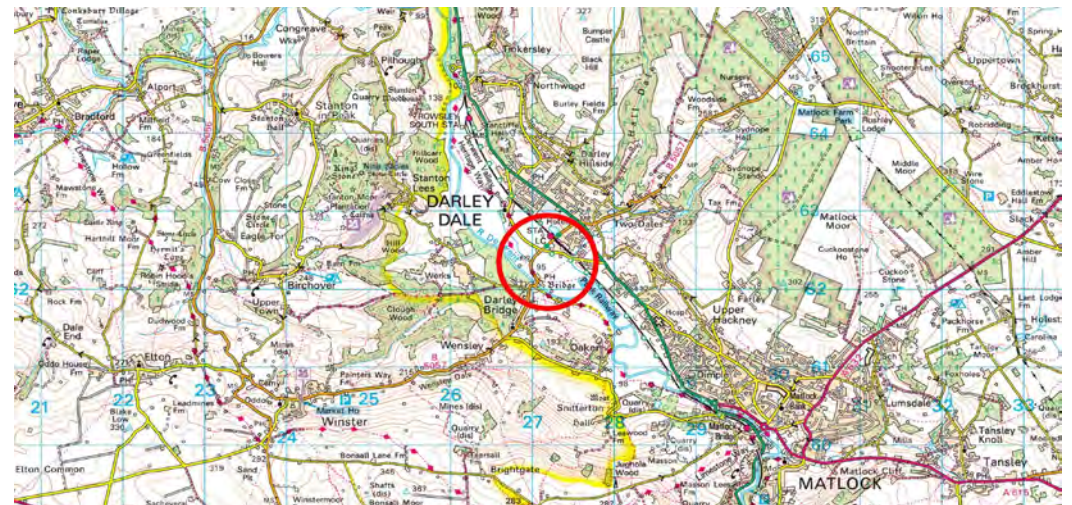
Fibre broadband is connected to the farmhouse However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

## 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 Note

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. Photographs taken May 2025, any boundary lines are indicative only.











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