



Hi View and Barns Holmesfield

Hi View and Barns

Cartledge Lane

Holmesfield

Dronfield

Derbyshire

S18 7SB



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34.79 ac



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An exciting opportunity to acquire a bungalow in need of modernisation, a range of traditional agricultural buildings boasting conversion potential with scope under the class 'q' route (subject to the necessary consents), and various parcels of grass and woodland all extending to a total of 34.79 acres. The property is offered in two lots, suiting those with agricultural, equestrian, smallholder, development and/or investment interests.

The property is located in a sought-after area, with far-reaching views across the Derbyshire countryside, and is within close proximity of popular towns.

For sale by Public Auction at 3pm on Monday 21st September 2026

The Agricultural Business Centre, Bakewell DE45 1AH

Auction Guide Prices:

Hi View with 14.85 acres - £500,000

Barns with 19.94 acres - £500,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com



Hi View and Barns

Location:

The property is situated in a stunning rural location just outside the Peak District National Park, having panoramic views towards Chesterfield and the surrounding countryside. The sought after village of Holmesfield has a range of basic amenities including various public houses, primary school, riding school and village hall. A more comprehensive range of shops and facilities can be found at nearby towns/cities of Dronfield (3 miles), Chesterfield (8.5 miles) and Sheffield (8 miles). Although the property is situated in a rural location it has easy access onto main roads including the A61, the A619 and the M1 motorway at junctions 30 and 31 providing commuting routes to Sheffield, Leeds, Doncaster and Derby. The property sits just a stones throw from the Peak District National Park, benefitting from an array of local walks, bridleways, trails and beauty spots.

Description:

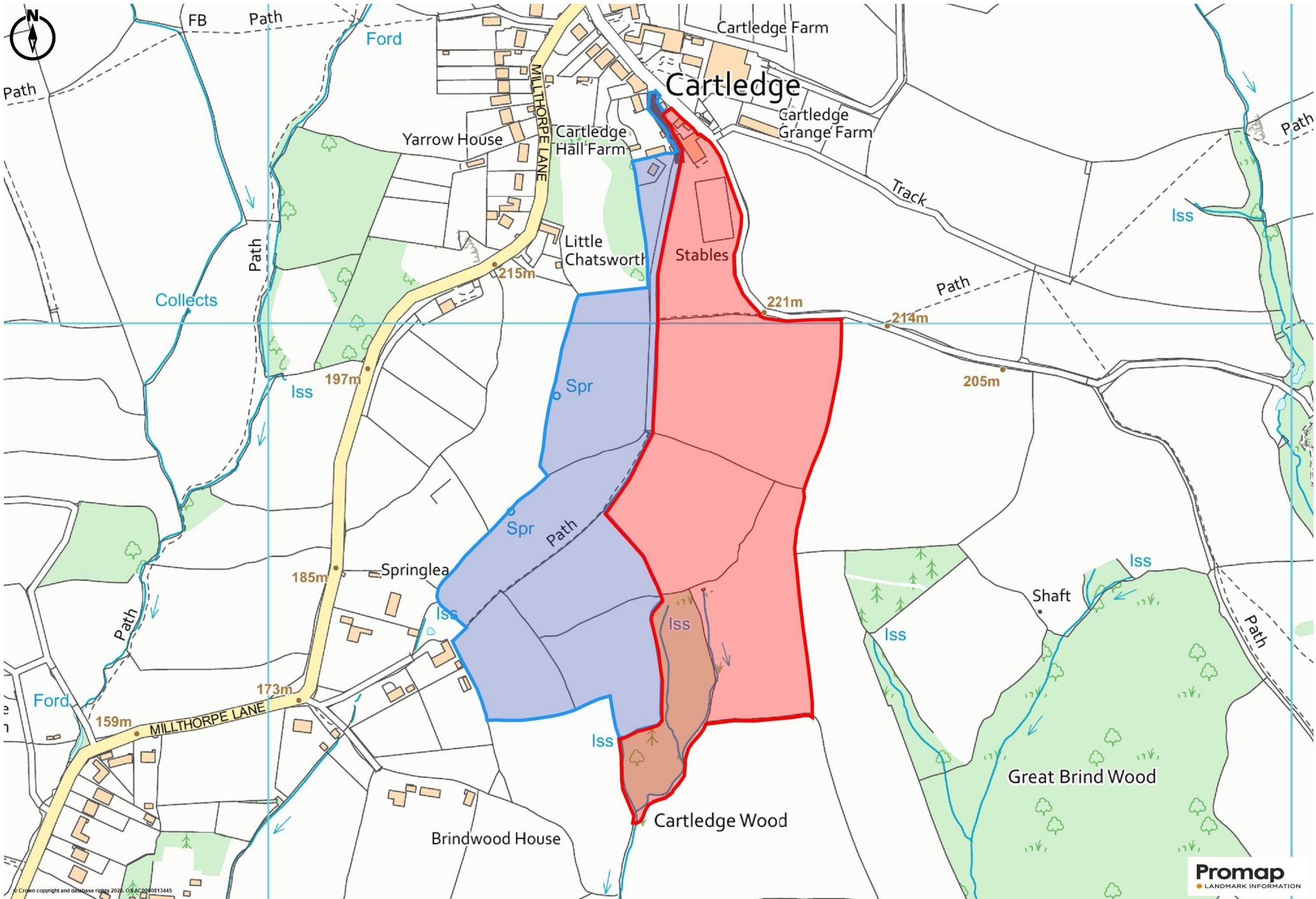
The sale of Hi View and barns, offers a bungalow in need to full restoration, positioned in a stunning rural location, alongside a range of traditional buildings presenting much opportunity for residential conversion with scope under the class 'Q' permitted development route (subject to all the necessary consents), set within grass and woodland extending to a total of 34.79 acres (14.08 hectares). The property is in a highly desirable location and properties such as this rarely become available on the open market, suiting those with agricultural, equestrian, development and/or investment interests.

The property is available in two lots; Hi View - bungalow, a small range of stone outbuildings and grassland extending to approx. 14.85 acres. Then a range of traditional barn, manège and adjoining grassland extending to approx. 19.94 acres.

Directions:

From Dronfield train station, head north on the B6057 Sheffield Road to the traffic lights and turn left onto the B6056 Stubblely Hollow, continue forward to the T junction and turn left onto the B6054 Holmesfield Road. Proceed along the road into the village of Holmesfield and at the roundabout, turn left onto Cartledge Lane and take the first left again onto Cartledge Lane, where the property will be found on the right as indicated by our 'For Sale' board.

What3Words location: [:///hunt.garages.registers](https://www.what3words.com/lookup/:///hunt.garages.registers).



Hi View and 14.85 acres

Guide Price: £500,000 (shown in blue on the plan)

The property offers a detached bungalow, a small range of stone barns, gardens and surrounding grass all extending to approx. 14.82 acres (6 hectares).

The bungalow offers a complete renovation project, in need of full modernisation, but presents a delightful opportunity for a replacement dwelling subject to the necessary planning consents. Internally, the bungalow currently offers an entrance hallway, a lounge diner, a kitchen, a utility and boiler room, two bedrooms and a bathroom.

Externally, the bungalow has sizeable gardens to both the front and rear with far reaching views to the front over the valley. Overall, the property boasts huge potential.

Outbuildings:

There is a range of stone built former piggeries with a slate roof located near to the entrance of the property.

Land:

The land on offer with the property extending to approx. 14.85 acres is positioned to the south of the dwelling with a gentle slope to the south, all down to grassland split into various fields with hedgerows and post and wire fencing, previously been used for equestrian purposes, suiting those with equestrian and/or hobby farming interests.

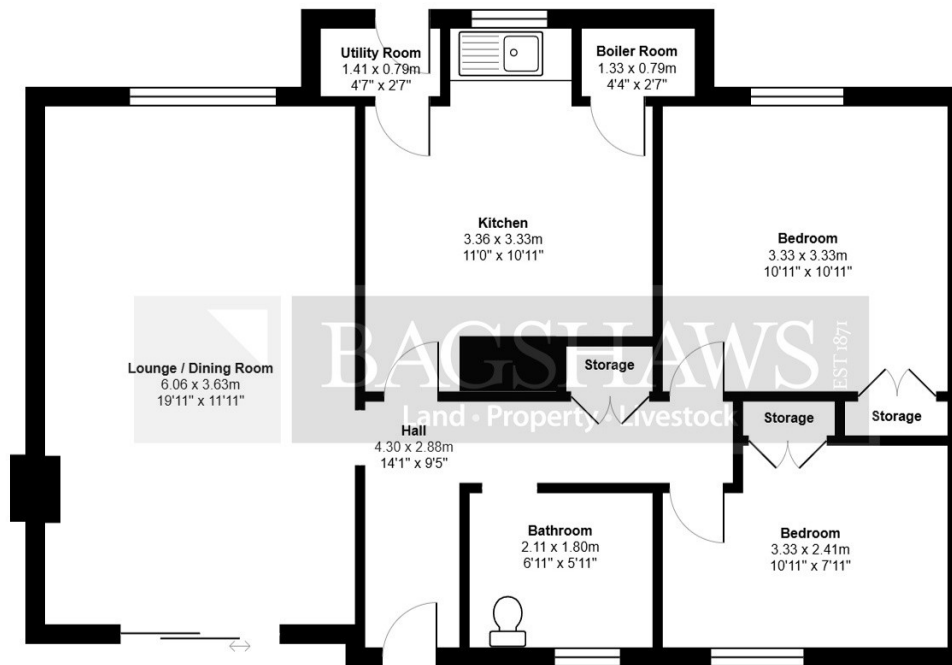


Broadband Connectivity:

It is understood that the property benefits from a good broadband service; however, 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.



Ground Floor

All measurements are approximate and for display purposes only





Barns and 19.94 acres

Guide Price £500,000 (Shown in red on the plan)

This lot offers an exciting range of traditional outbuildings in need of restoration with possible scope for conversion into residential accommodation or similar under the class 'Q' route permitted development, subject to the necessary consents comprising the following:

Stone Barn:

A mono pitched barn with a corrugated sheeted roof separated into two loose boxes and attached to the main stone barn.

Main Traditional Stone Barn:

A stone barn with slate roof, with an attached lean-to loose box, internally separated to form three stables and a tack store constructed with concrete block walls. The top section of the barn is dual height storage barn with a large loose box, together with large access door and personnel door leading to:

Former Cubicle Shed Converted into Stabling:

A timber framed former cubicle shed, internally converted into 8 stables and various tack stores with passages ways together with an attached concrete block and corrugated sheeted lean-to comprising two stables.

Stone Barn:

A two storey stone barn with slate roof, internally open with three arches on the ground floor with a stone staircase to the side, with possible scope for conversion.

Wooden Stable Block:

Two stables with fibre cement sheeting roof and concrete flooring,

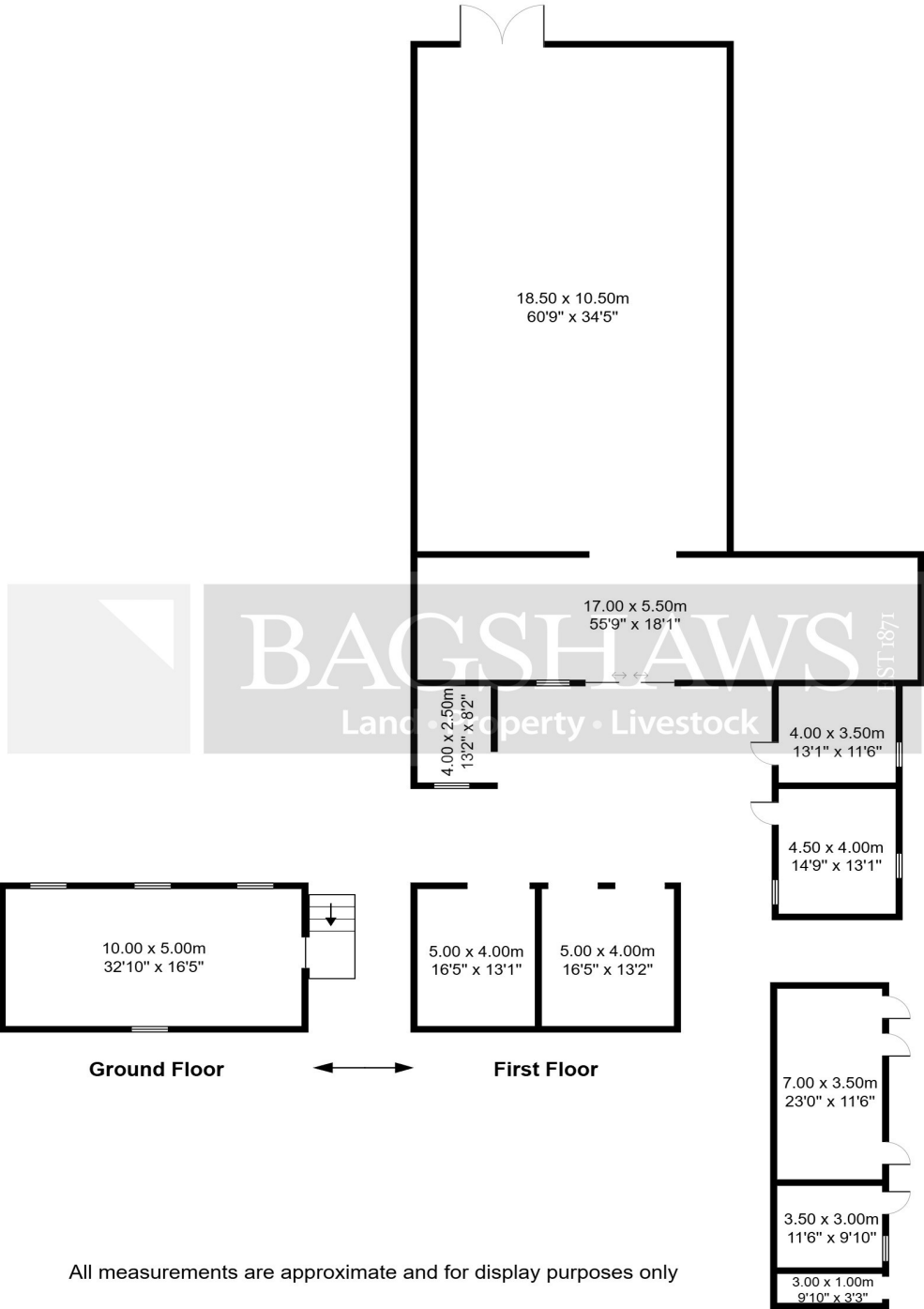
Manège:

A 40m x 20m manège with a fibre sand surface with full drainage. The manège surface requires some restoration.

Land:

The land on offer with the barns sits to the south extends to approx. 19.94 acres in total (8.07 hectares). The land offers grassland part suitable for mowing and all grazing, and divided into multiple paddocks with dry stone walled boundaries. There is a parcel of woodland on the southern boundary. This lot offers a sizeable but manageable acreage suitable for those seeking a potential smallholding, and/or with agricultural/equestrian interests.







General Information

Services:

Hi View has the benefit of mains electricity, water supply and drainage to a private cesspool, the property has oil fuel fired central heating system but it is not in working condition.

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.

Tenure and Possession:

The property is sold freehold, with vacant possession upon completion.

Sporting, Mineral and Timber Rights:

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

Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. There is a public footpath running along the access drive. There is a right of way along the drive to the neighbouring farmhouse. The barns will have a right of way over the access drive for access, shown in brown on the property plan.

Council Tax Band: Hi View Bungalow: B

EPC rating: F

Local Authority:

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

Viewing:

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

Vendor's Solicitors:

Freeths , 80 Mount Street, Nottingham NG1 6HH

Method of Sale:

The property is offered by Public Auction at 3.00pm on Monday 21st September 2026 at The Agricultural Business Centre, Bakewell, Derbyshire DE45 1AH.

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 42 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.



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