



# Broom Vale Farm

Dungworth, Sheffield





**Broom Vale Farm  
Dungworth  
Bradfield  
Sheffield  
S6 6HA**



**3**



**2**



**1**



**G**



**38.29 ac**

An exciting opportunity to acquire a traditional smallholding in a private rural location boasting great commutability to Sheffield, the property offers a stone-built farmhouse in need of modernisation, a range of traditional and modern agricultural buildings boasting conversion potential (subject to planning consent), and adjoining grassland. Together the property all extends to a total of 38.29 acres (15.50 hectares), excellent for those with agricultural, equestrian and smallholder interests.

**For Sale by Public Auction at 3.00pm on Monday 22nd  
September 2025 at the Agricultural Business Centre, Bakewell,  
Derbyshire DE45 1AH**

**Auction Guide Price: £650,000**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com







# Broom Vale Farm

## Location:

Broom Vale Farm situates in the rural village of Dungworth, surrounded by picturesque moorland, hills and dales being within the Peak District National Park, whilst remaining highly accessible to Sheffield city centre (7.10 miles). Popular nearby villages and towns provide a wide range of amenities including; Bradfield to the west (2.0 miles), Loxley to the east (3.4 miles), Bamford to the west (9.4 miles), and Hope Valley to the south (10 miles). Further towns and cities offer great commuter links including; Huddersfield, Chesterfield, Doncaster and Buxton—each with a 25 mile radius. The local area presents an array of local walks, bridleways, trails and beauty spots.

## Description:

The sale of Broom Vale Farm offers an exciting opportunity to acquire a smallholding which much potential in a secluded rural position with easy access onto commuter links. Briefly, the property comprises a traditional farmhouse with accommodation across two floors in need of complete internal modernisation, alongside a range of agricultural buildings presenting much opportunity for conversion (subject to all the necessary planning consents), set within grassland extending to a total of 38.29 acres (15.49 hectares).

The property presents a unique offering, suiting those with agricultural, equestrian, development and/or smallholder interests.

## Directions:

From Hope Valley village, head north along Ashopton Road through the village of Bamford and past Ladybower Reservoir. At the traffic lights, turn right onto Manchester Road A57 and continue for 2.7 miles. Bare left up the hill signposted for Bradfield and follow the road round for approx. 2 miles. Turn left at the crossroads onto Beeton Green, follow the road and turn left again signposted for 'Dungworth' onto Sykehouse Lane. At the end of the lane, turn left onto B6076 heading into the village of Dungworth and then left again onto Sidling Hollow, the property can be found on the right hand side down that lane indicated by our 'For Sale' board.

What3Words location: ///drag.oath.Monday



# Farmhouse

The farmhouse offers a complete renovation project, in need of internal modernisation, but presents a delightful opportunity with spacious, family-sized accommodation on offer across two floors. Internally, the farmhouse currently offers on the ground floor a living room, a dining room, and a kitchen. The first floor presents three good-sized bedrooms together with a family bathroom.

Externally, the farmhouse offers a patio area to the front for outside seating, and a walled lawned garden space to the side of the property. Although the property requires modernization, the farmhouse offers a 'blank canvas' with much space to extend into the adjoining outbuilding (subject to the necessary planning consents).

## Buildings

The buildings include a range of semi-modern and traditional agricultural buildings, located within a farmyard adjacent to the farmhouse, briefly comprising;

1. Two-storey stone barn adjoining the farmhouse, in need of repairs, offering much potential for conversion (subject to the necessary planning consents).
2. Two-storey attractive stone barn (opposite the farmhouse) boasting great conversion potential (subject to consent). With a block-built building to the rear in need of repair.
3. Three bay concrete frame agricultural building with block-built walls, open to the front and currently utilized for loose housing, with a lean-to to the rear.
4. Collection of smaller outbuildings.

The buildings at the property would all benefit from some modernisation, however they are functional and present huge opportunities whether that be for agricultural, equestrian, or development purposes (all subject to the necessary planning consents).

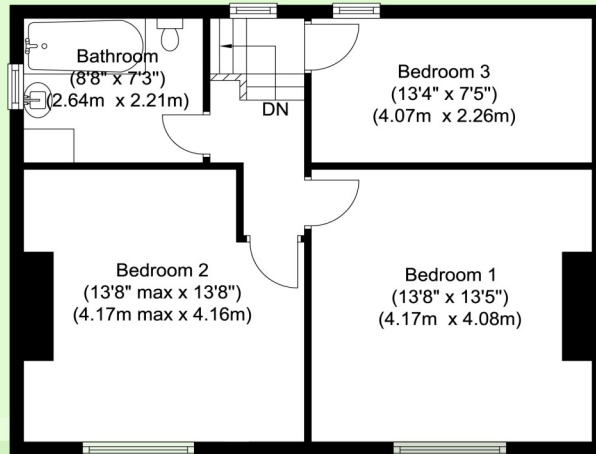
## Land

The land wraps around the property in a desired ring-fence, extending to approximately 38.29 acres (15.49 ha). With access from both the yard and from a track off the road, the land is laid to permanent pasture, suitable for mowing and grazing of livestock/horses, and is divided into multiple paddocks with dry stone walled boundaries.

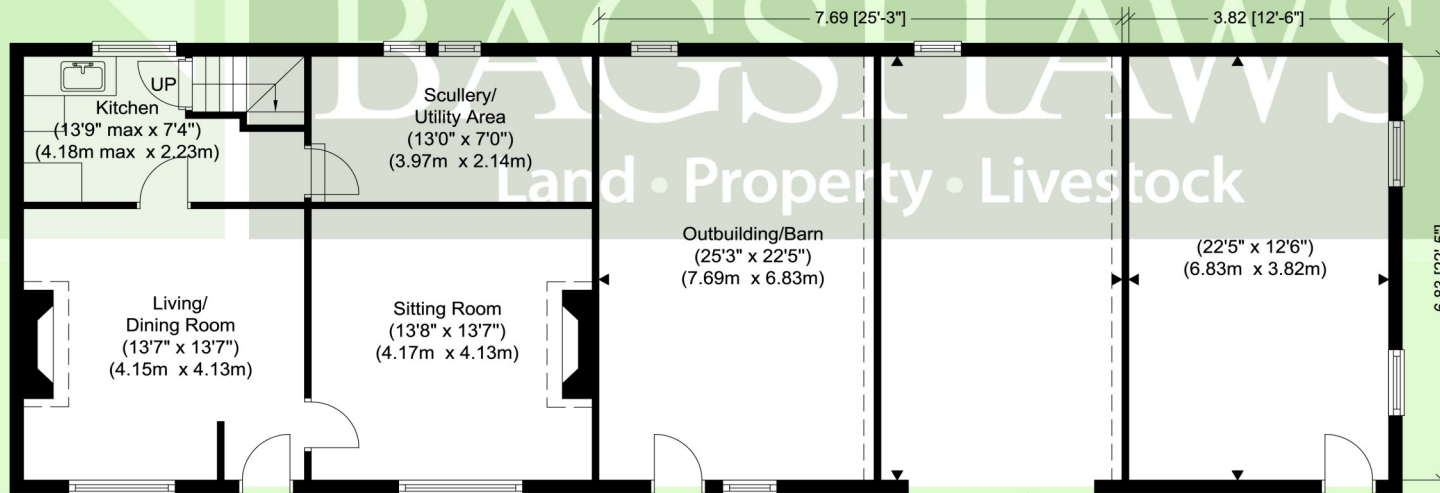




## First Floor



## Ground Floor

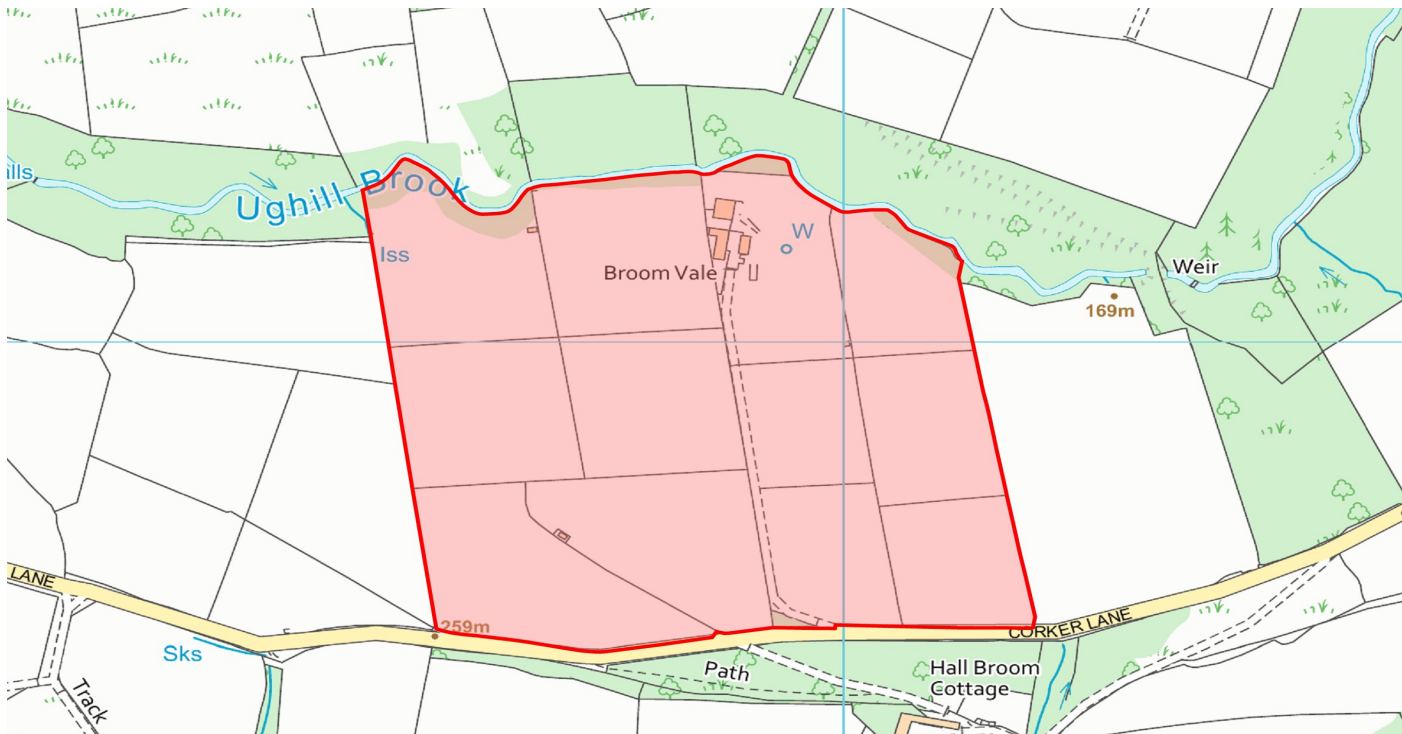
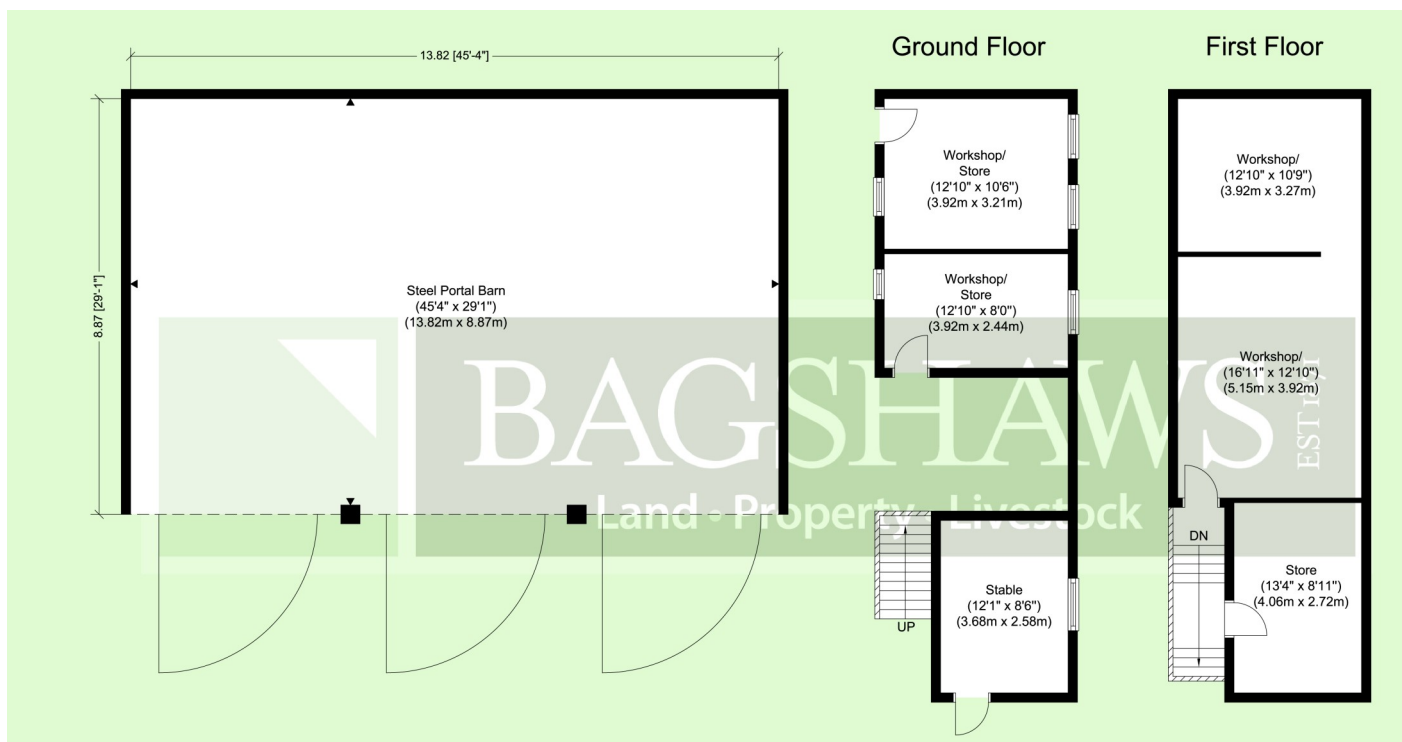


## Broom Vale Farm, Dungworth, Bradfield, Sheffield

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**





### 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.



# General Information

## Services:

The property benefits from mains electricity with a spring water supply, and private drainage via a septic tank.

## Fixtures and Fittings:

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

## Tenure and Possession:

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

## Sporting Timber and Mineral Rights:

The sporting and timber rights are included in the sale, as far as they exist. The mineral rights are not included in the sale.

## 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.

## Local Authority:

Sheffield City Council, 1 Union Street, Howden House, Sheffield S6 2SH

## Planning Authority:

Peak District National Park, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE

## Viewing:

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

## Vendor's Solicitors:

Taylor & Emmet Solicitors, Bridge Street, Bakewell, Derbyshire, DE45 1DS

**EPC - G      Council Tax - D**

## Broadband Connectivity:

Broadband connectivity is not presently available at the property however it is understood that this can be obtained via mobile and/or satellite. We recommend that prospective purchasers consult the website <https://www.ofcom.org.uk> to obtain an estimate of the broadband speed for this location.

## Mobile Network Coverage:

Owing to the property's location, mobile network coverage may be limited. Prospective purchasers are advised to consult the website of Ofcom (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this area.

## Countryside Stewardship:

The land is currently not entered into any schemes, however is all suitable and opportunity for income is there. For further details on the options available, please contact the Bakewell office.

## Money Laundering Regulations 2017:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

## Method of Sale:

This property is to be sold by Public Auction on Monday 22<sup>nd</sup> September 2025 at 3pm at The Agricultural Business Centre, Agricultural Way, 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 28 days thereafter, unless otherwise stated at the auction. The sale of property 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.





The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire, DE45 1AH  
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[www.bagshaws.com](http://www.bagshaws.com)  
In partnership with Bury and Hilton

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| Penkridge | 01785 716600 |
| Uttoxeter | 01889 562811 |

