



Smithy Farm  
Heath, Chesterfield



**Smithy Farm  
Mansfield Road  
Heath  
Chesterfield  
Derbyshire S44 5SE**



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**1.73 ac**

An opportunity to acquire a highly accessible property with great development potential, offering a brick built farmhouse with spacious accommodation, a range of agricultural outbuildings and surrounding gardens and yard areas. The site previously had outline planning consent for the erection of eight detached dwellings within the yard area. This planning has now lapsed but we consider the site to still have development potential.

The property extends in total to 1.73 acres (0.70 hectares), excellent for those with commercial or development interests (subject to consent).

**This property is to be sold by Public Auction on Monday 18th  
May 2026 at 3pm at The Agricultural Business Centre,  
Agricultural Way, Bakewell, Derbyshire DE45 1AH.**

**Auction Guide Price: £750,000**

**46.33% of the final price is subject to VAT**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





# Smithy Farm

## Location:

Smithy Farm is situated on the outskirts of Heath village, which offers a small range of local amenities including a popular public house, a Church and a village hall. Further nearby towns where a wider range of amenities can be found include; Bolsover to the northeast (4.9 miles), Chesterfield to the northwest (5.0 miles), and Mansfield to the southeast (7.8 miles). The cities of Sheffield, Nottingham, and Derby are each within a 25 mile commute respectively. The property boasts pleasant rural outlooks with easy access to major transport links including being just a mile from junction 29 of the M1 motorway.

## Description:

The sale of Smithy Farm offers a rare opportunity to acquire a property upon a generous plot, extending to approximately 1.73 acres, with much potential in a highly accessible yet semi-rural location with easy access to amenities. Briefly, the property comprises a farmhouse with accommodation across two floors which would benefit from some internal modernisation, together with gardens, a small range of agricultural outbuildings presenting much opportunity for conversion or business use (subject to all the necessary planning consents), and a spacious surrounding yard area. The property boasts previous planning consent for the erection of eight dwellings, presenting great opportunity for small-scale developers.

Smithy Farms delivers a unique offering, suiting those with business, residential, and/or development interests— all subject to the necessary planning consents.

## Directions:

From the centre of Chesterfield head southeast along the A617 out of town for approx. 2.0 miles. Signposted for Temple Normanton, exit off the dual carriageway up the slip road, turning right at the crossroads onto Mansfield Road B6425. Continue along the B6425 for approx. 2.3 miles passing through Temple Normanton and towards the village of Heath. The property can be found on the left hand side and indicated by our 'For Sale' board.

What3Words location: ///jazzy. Eased.sapping

# Farmhouse

The brick built farmhouse is in need of internal modernisation, but presents a great opportunity, being in reasonable condition externally and offers spacious accommodation for family living.

Internally, the ground floor accommodation includes a good-sized kitchen diner, a dining room, a pleasant lounge, a useful pantry space, and further general stores. The first floor offers four double bedrooms, with a family bathroom hosting a bath, basin, and w/c.

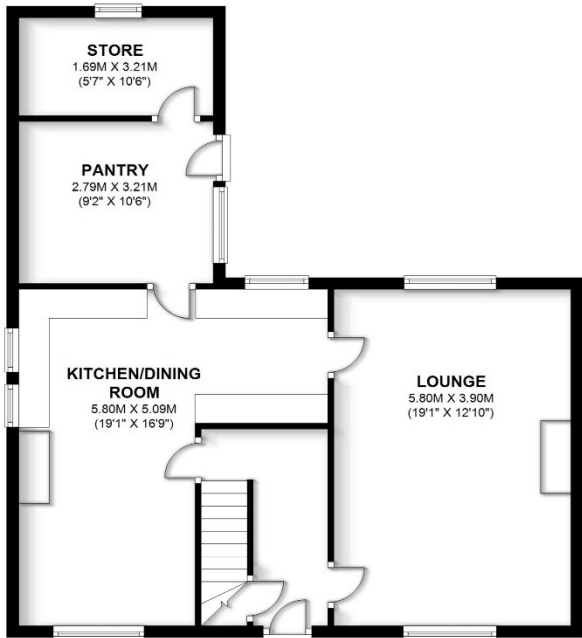
Although the property requires some modernisation, the farmhouse offers opportunity with much space to extend should one wish (subject to the necessary planning consents).

Externally, the property offers large lawned garden areas to the front and sides bounded by hedgerows, with mature trees presenting a rural outlook and a paved patio area for outside seating. The private driveway to the side of the farmhouse offers ample off-road parking for multiple vehicles.



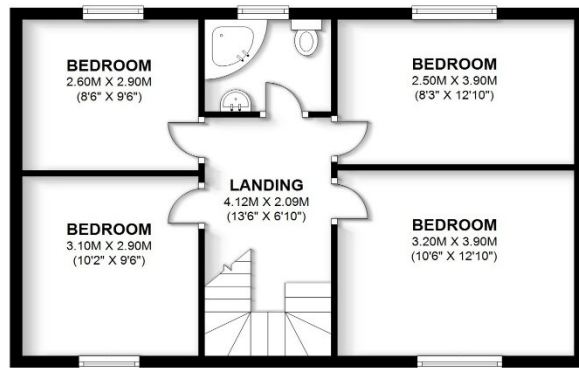
### GROUND FLOOR

APPROX. 67.8 SQ. METRES (729.8 SQ. FEET)



### FIRST FLOOR

APPROX. 52.8 SQ. METRES (568.0 SQ. FEET)



TOTAL AREA: APPROX. 120.6 SQ. METRES (1297.8 SQ. FEET)





## Buildings and Yard

The property boasts a generous plot, with a spacious yard area hosting a collection of agricultural buildings. The buildings require repairs and general maintenance but offer large structures and footprints with great opportunity to renovate should one wish (subject to planning consent). The buildings are located to the northwest of the farmhouse, and briefly comprise;

- Three bay timber framed and block built building with a three bay lean-to adjoining, in need of repairs - approx. 129m<sup>2</sup>
- Stone and block-built former Poultry building, with concrete floor - approx. 165m<sup>2</sup>

The yard surrounding the farmhouse and buildings lends itself to commercial use, should a purchaser wish to run a business from the premises, subject to obtaining the necessary consents. The property boasts a highly accessible location with great road links, perfectly suited to business use.



# Development Potential

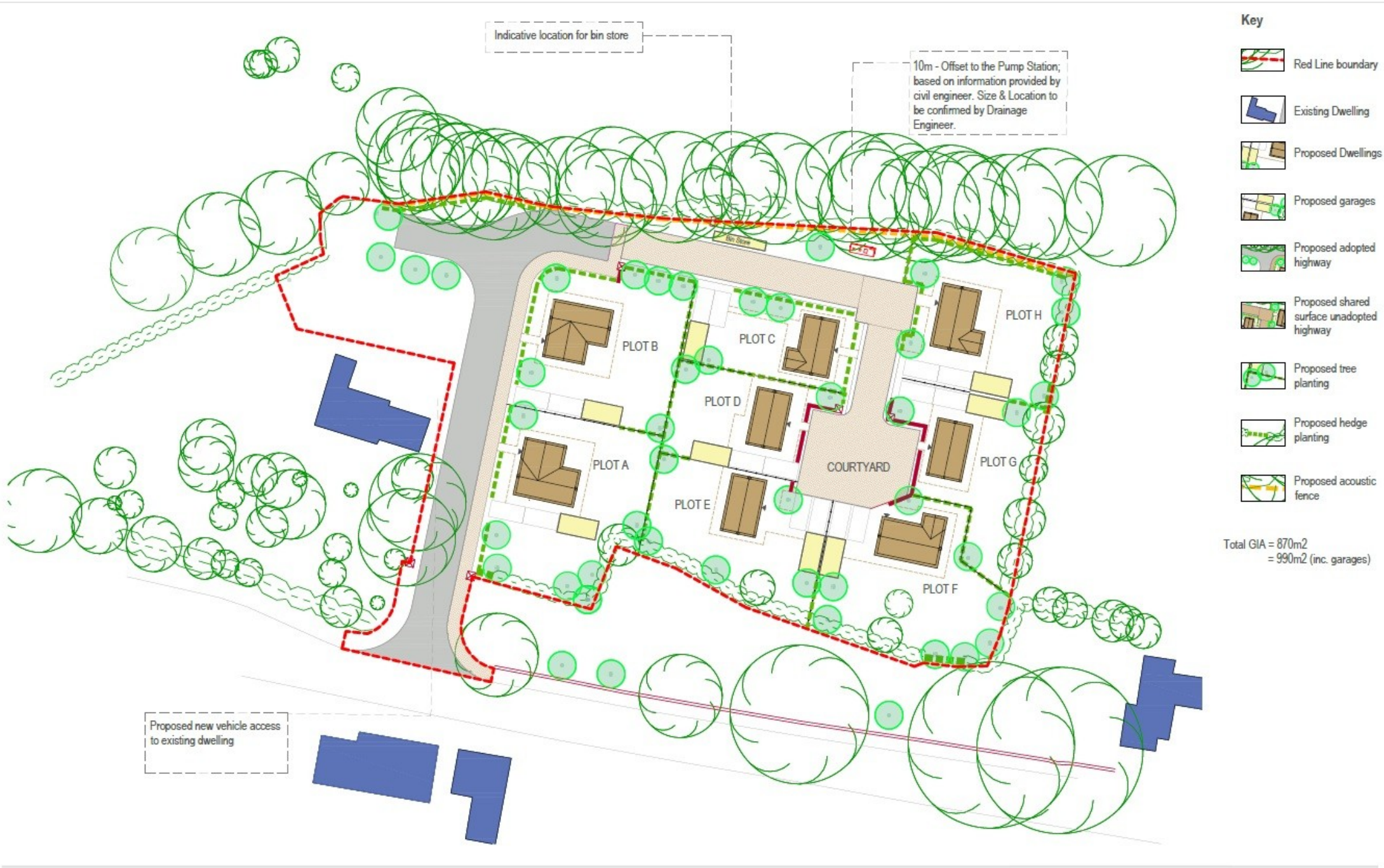
The property has previously benefitted from planning permission for the erection of eight detached dwellings—this permission has now lapsed but we consider the site to still have development potential. Any interested parties must do their own planning research and Bagshaws LLP will not be held responsible.

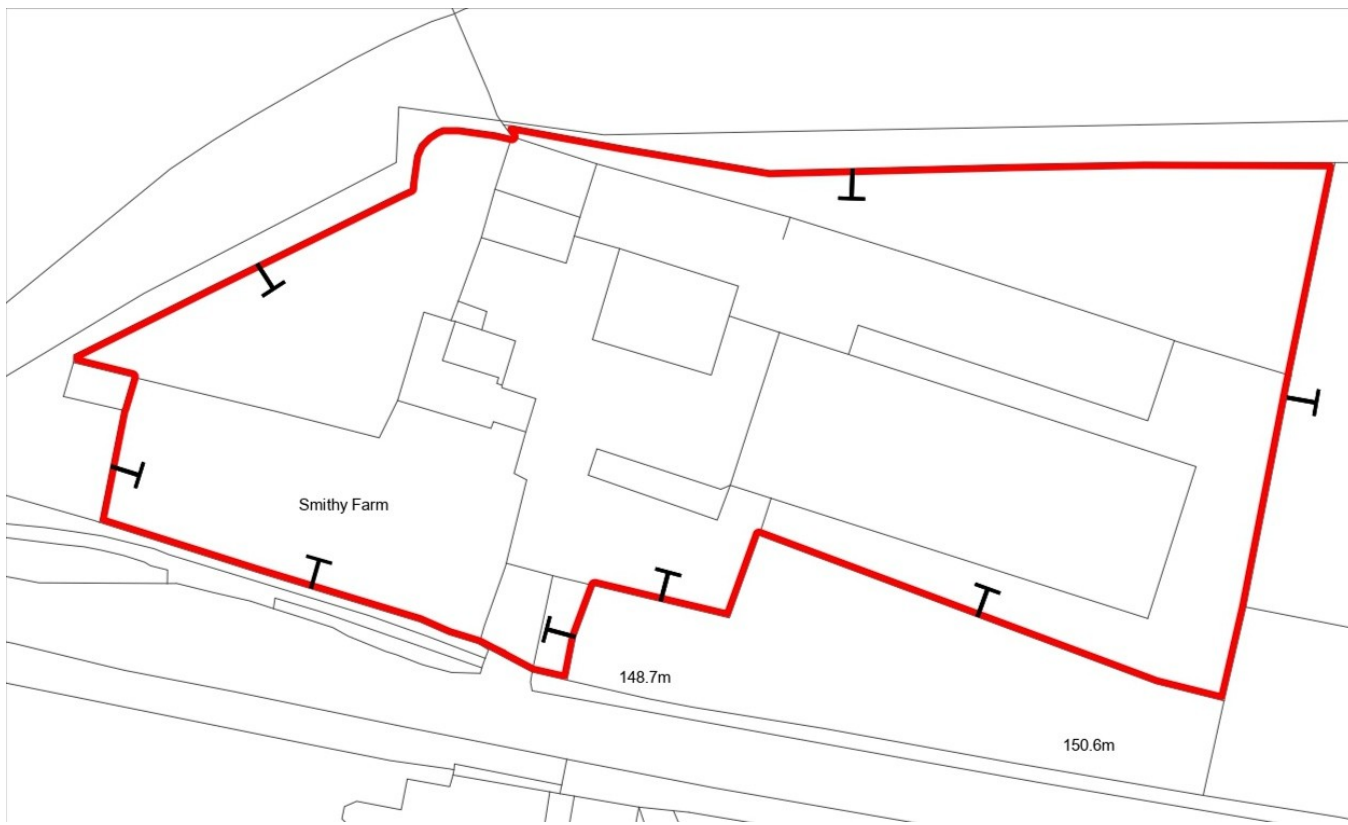
Previous planning permission;

Ref; 18/00287/OL| Application for outline planning permission with all matters reserved except access for residential development of up to 8 dwellings. Conditionally approved in March 2019.

The property will suit those seeking a small-scale development project, or mixed-use property, with great development potential.







**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 water, electricity, and gas. Please note the buyer will need to insert a new 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. Mineral rights are not included.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.. There is a right of way across the first section of the driveway for the benefit of the adjoining land owner, to access the land to the east of the driveway.

## Local Authority:

North East Derbyshire District Council, 2013 Mill Ln, Chesterfield, Derbyshire S42 6NG

## Viewing:

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

## Vendor's Solicitors:

Currey and Co LLP, 33 Queen Anne Street, London W1G 9HY

**EPC:** D      **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:

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.

## 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 18th May 2026 at 3pm at The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire DE45 1AH.

## VAT

Part of the property is subject to VAT. A percentage split of the final selling price will be divided into the following basis 53.34% for the Farmhouse (non VAT) and 46.66% for the yard and buildings (Subject to VAT).

## 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.



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