



Lot B Within House
Farm Outlands



Lot B Within House Farm Outlands

Bradwell

S33 9JP



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9.21
acre(s)

Lot B is accessed directly off Smalldale Head Road, and presents a useful block of grassland separated in to several smaller field compartments bound by dry stone walls and extends to approx. 9.21 acres (3.72 hectares) suitable for grazing and some suited for mowing purposes. The land lends itself to those wishing to extend their agricultural enterprises and boasts good access off

Auction Guide

£70,000



Bakewell - 01629 812777



bakewell@bagshaws.com

Location:

Within House Farm is located in the heart of the Peak District National Park situated in the popular rural village of Bradwell. Popular nearby towns and villages provide a wide range of amenities including: Castleton to the north west (4.5 miles), Hope (2.1 miles) to the north east, Hathersage (5.1 miles) to the east and Bakewell (10.1 miles) to the south. Further towns and cities are also within easy reach, offering strong commuter links, including Sheffield (12 miles), Chesterfield (14 miles), Buxton (12 miles), and Manchester (30 miles). The local area boasts an abundance of countryside walks, cycle routes, and beauty spots, making it a highly desirable location for those seeking a balance of rural charm and accessibility.

Description:

The sale of Within House Farm offers a rare and exciting opportunity to acquire an imposing, traditional farmhouse in need of complete refurbishment, situated in a attractive rural location, alongside a range of traditional and modern agricultural buildings presenting much opportunity (subject to all the necessary planning consents), set within approximately 50.86 acres (20.58 hectares) of surrounding and outlying grassland. The property is situated in a highly desirable location and properties such as this rarely become available on the open market. The property presents a unique offering, suiting those with agricultural, equestrian, development and/or smallholder interests.

The property is available in three lots; Lot A- farmhouse, modern and traditional outbuildings and grassland (32.89 acres), Lot B- 9.21 acres of grassland and Lot C- 8.76 acres of grassland.

Directions

From Hope Valley village, head north along A6187 Hope Road for approximately 1.6 miles until you reach the traffic lights adjacent to the Travellers Rest. At the traffic lights, turn left onto Stretfield Road and continue for 1 mile. Bear right on to Gore Lane then on to Michlow Lane follow the road round for approx. 500 yards. Turn left on to Smalldale Head Rd and the property can be found on the left hand side as indicated by our 'For Sale' board.

What3Words location: ///listening.whistle.rattler

Lot B - Within House Farm

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Services

Lot A benefits from mains electricity and water, and private drainage via a septic tank.

The remaining Lots have no water connected.

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.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars.

We have been made aware of some shafts and/or historic mining works evident in Lots B and C.

Local Authorities

Local Authorities:

Peak District National Park, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE, and Derbyshire Dales District Council- Town Hall, Bank Road, Matlock, DE4 3NN

Viewing

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

Vendor's Solicitors:

Lovedays Solicitors, Aldern House, Baslow Road, Bakewell, Derbyshire, DE45 1AE

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.

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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