



Stand Farm

Plaistow Green, Crich



**Stand Farm
Plaistow Green
Crich
Matlock
Derbyshire DE4 5GX**



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The sale of an attractive detached three-bedroom farmhouse, together with adjoining stone-built barns, gardens and a paddock all totalling approximately 1.45 acres. The property requires some internal modernisation but has been well-maintained, offering a pleasant rural property perfect for those with hobby farming and/or amenity interests.

**For sale by Public Auction at 3pm on 17th November 2025 at the
Agricultural Business Centre, Bakewell, DE45 1AH**

Auction Guide Price:

£475,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The property sits in a semi-rural location, to the north of the village of Crich (1.1 miles), offering an accessible location close-by to a wide range of amenities. Nearby towns are Matlock to the northwest (5.4 miles), Belper to the south (5.5 miles), Chesterfield to the north (12.6 miles). The city of Derby is just 15 miles to the south, where a broader range of amenities and transport links can be found. The property is located nearby to the Peak District National Park, benefitting from an array of local walks, bridleways, trails and beauty spots.



Farmhouse

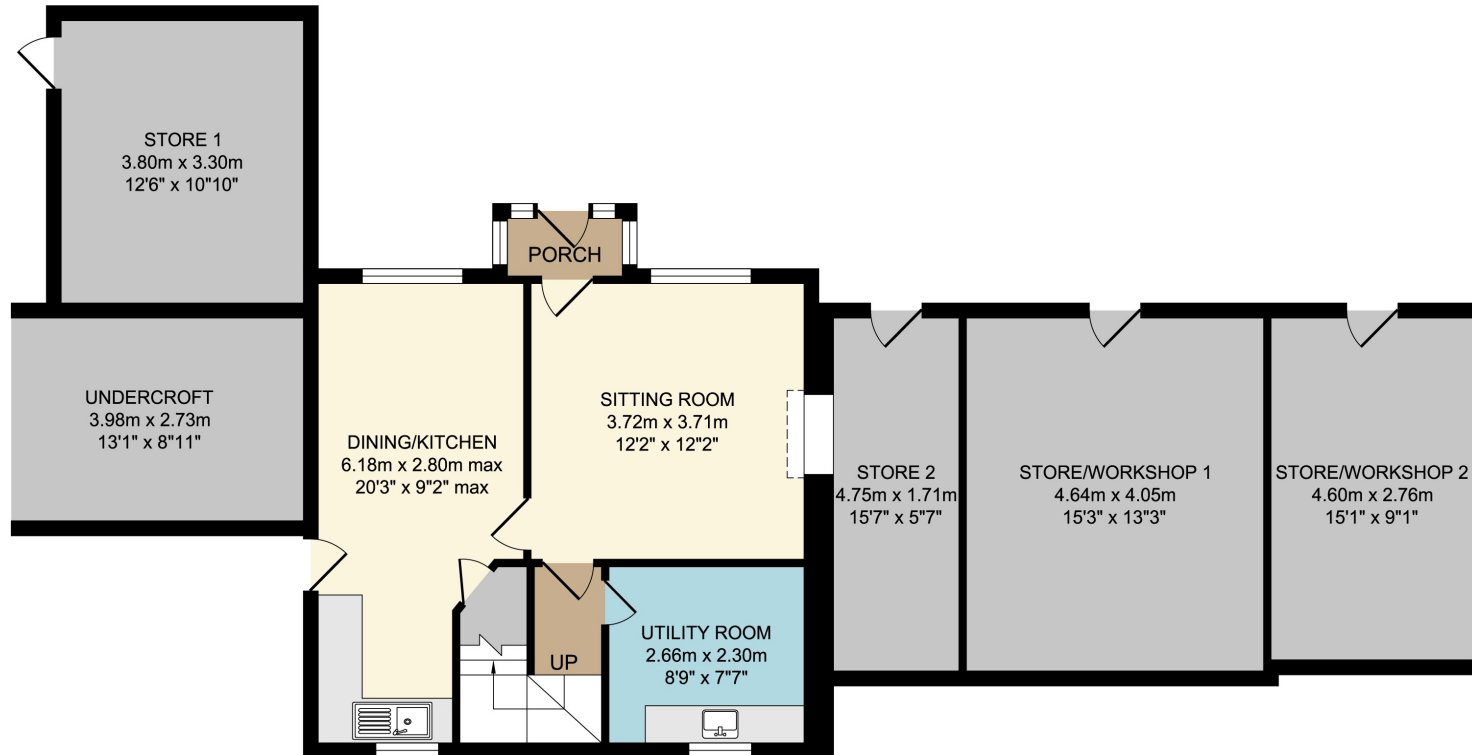
The sale of Stand Farm presents a lovely opportunity to acquire a traditional farmhouse full of character, offering well-proportioned accommodation across two floors. While the property has been well maintained, it would benefit from some cosmetic modernisation, providing a purchaser the chance to update and renovate to their own personal taste. Welcomed through an entrance porch, the ground floor offers a sitting room with charming timber beams and an attractive stone surround fireplace. The dining kitchen provides fitted units and worktops, with ample seating space, a useful corner pantry, and views across the gardens. A utility room locates to the rear of the dwelling hosting a basin and laundry area.

Climbing to the first floor, the farmhouse offers two double bedrooms, and a single bedroom with pleasant private views across the lawned gardens. A recently modernised family bathroom hosts a bath with shower over, basin, and w/c.

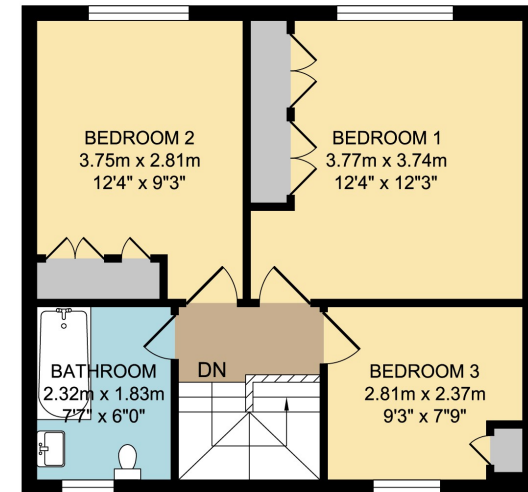
Externally, the farmhouse presents impressive lawned gardens to the front and rear bordered by an array of mature trees and shrubbery offering seclusion and ample space for those who are 'green fingered' to enjoy the amenity aspects of country life. The driveway to the side of the farmhouse provides plentiful space to park multiple vehicles.



GROUND FLOOR
109.9 sq.m. (1183 sq.ft.) approx.



FIRST FLOOR
40.9 sq.m (440 sq.ft.) approx.



TOTAL FLOOR AREA : 150.8 sq.m (1623 sq.ft.) approx
W3W: BASHED.SNOOPING.COLUMN

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



Outbuildings and Land

Adjoining the farmhouse to one end, a two-storey stone-built barn currently offers general garden stores/loose boxes/workshops internally divided into three. However, there is great development potential (subject to the necessary planning consent) whether that be an extension to the main farmhouse accommodation or as an annexe to provide an ancillary living space. A small patio/yard area locates to the front of the stone barn. To the alternate end of the farmhouse, a car port/garage offers undercover parking and storage whilst a single-storey stone-built barn provides further general storage adjoining the paddock.

The land at the property comprises one paddock laying flat, locating to the east of the farmhouse, suitable for grazing of small livestock and/or horses. The paddock is all down to grassland in good heart, bounded by dry stone walling, and of manageable acreage suiting those with hobby farming interests and seeking the amenity aspects of life.



General Information

Directions:

From Matlock town centre, head southeast on the A615, and continue for approx. 3 miles. Passing Matlock Garden Centre on the left hand side, turn right at the crossroads onto High Lane signposted for Lea. Follow the lane to the end, bare right, and then left turn onto Shuckstone Lane and follow the lane for approx. 1.5 miles. The property can be found on the right hand side, indicated by our 'for sale' board.

What3Words: ///certainly.smarter.testers

Services:

The property benefits from mains electricity and water. The property has a septic tank. .

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Viewing:

Strictly by appointment through the Bakewell Office of Bagshaws as sole agents on 01629 812777 or email Bakewell@bagshaws.com.

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. The property benefits from a right-of-way for access along the neighbours driveway.

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.

Council Tax Band: D

EPC: F

Method of Sale:

The property is offered by Public Auction at 3.00pm on Monday 17th November 2025 at The Agricultural Business Centre, Bakewell, Derbyshire DE45 1AH.

Local Authority:

Amber Valley Borough Council, Town Hall, Market Pl, Ripley, Derbyshire DE5 3BT

Sporting, Timber and Mineral Rights:

The sporting and timber rights are included insofar as they exist. Mineral rights are not included.

Vendor's Solicitors:

Nigel Davis Solicitors, 3-4 Spire House, Waterside Business Park, Ashbourne, DE6 1DG.

Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

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 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:

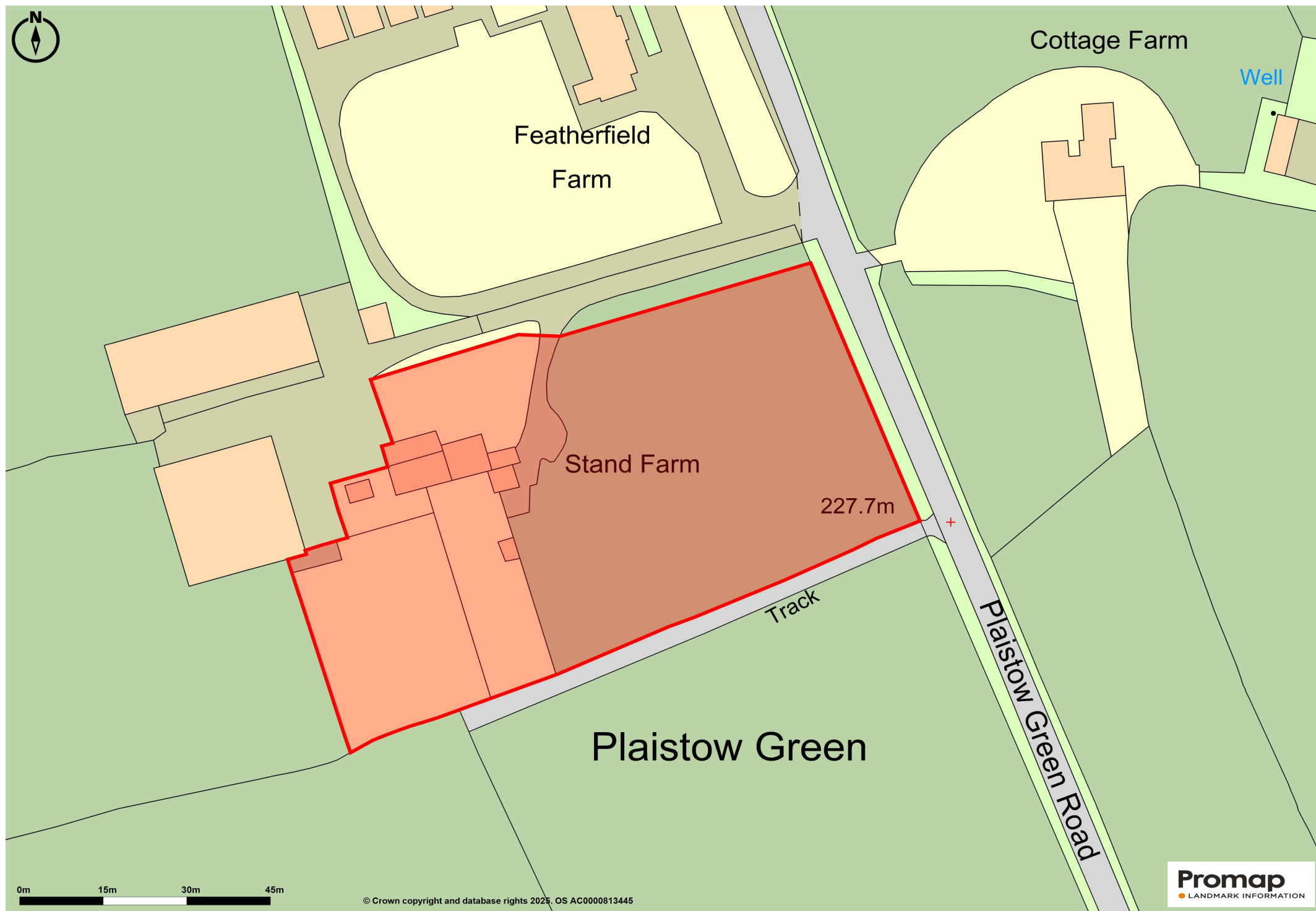
The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with

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 but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.





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