



# New Barn Farm Aldwark





**New Barn Farm  
Aldwark  
Grange Mill  
Matlock  
Derbyshire DE4 4HW**



**63.68 ac**

A unique and exciting opportunity to acquire a farmstead in a popular rural location within the Peak District National Park. The property includes a range of modern and traditional agricultural buildings, adjoining grassland in a ring fence extending to 63.68 acres (25.77 hectares), whilst also boasting planning permission for an 'agricultural workers dwelling'. Located in a private yet accessible position, the property lends itself to those seeking an agricultural unit/small farm.

**For sale by Public Auction at 3pm Monday 21st July 2025 at the**

**Agricultural Business Centre, Bakewell, DE45 1AH**

**Guide Price: £1,000,000 to £1,200,000**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com







# New Barn Farm

## Location:

New Barn Farm offers a private, rural position on the outskirts of Aldwark village, located within the Peak District National Park, offering undisturbed views across the surrounding countryside and beyond. Nearby popular towns and villages include: Wirksworth to the east (5.4 miles), Matlock to the east (8.3 miles), Ashbourne to the south (8.9 miles), and Bakewell to the north (9.3 miles), each offering a wide range of amenities including high street shops, doctors surgeries, public houses, primary and secondary schools, supermarkets and fuel stations. There are many nearby local walks, bridleways, trails and beauty spots in the Peak District National Park, excellent for those who enjoy the outdoors. The property also offers great accessibility, with the cities of Derby and Sheffield each being within an hours commute.

## Description:

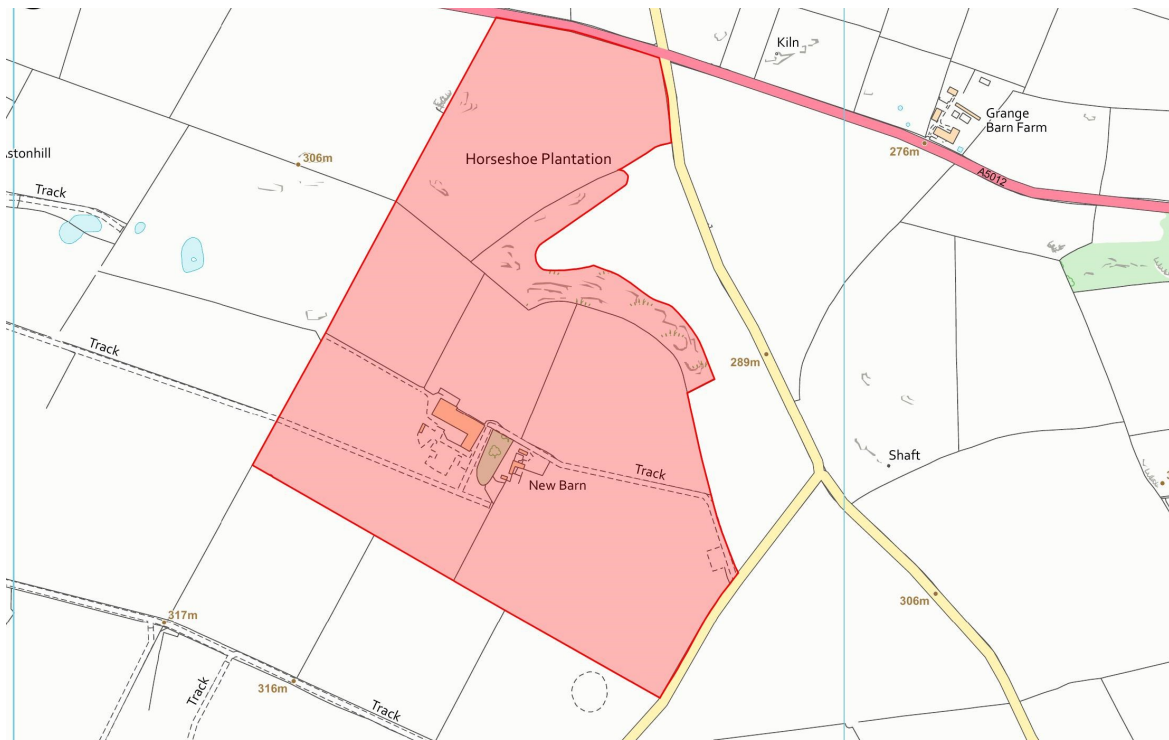
The sale of New Barn Farm presents a fantastic, rare opportunity to acquire a ring fence farmstead in an accessible location within the Peak District National Park. Briefly, the property offers a useful range of modern and traditional agricultural buildings currently utilised for dairy purposes but with great flexibility, whether that be for agricultural or commercial use (subject to consent). The property benefits from approved planning consent for the erection of one dwelling, subject to an agricultural occupancy condition, which has been triggered and some basic works have begun. Surrounding the yard and buildings, adjoining grassland extends to approximately 63.68 acres (25.77 hectares) with all in good heart and suitable for both mowing and grazing.

The property offers huge agricultural opportunities, with the great bonus of planning permission for a dwelling, situated in a popular rural location. Viewing is highly recommended to appreciate the potential of the holding.

## Directions:

From the Newhaven junction, take the A5012 towards Matlock and follow the road through Pikehall for approx. 3.5 miles. At the crossroads turn right signposted for Aldwark. Follow the lane round to the right for approx. 0.5 miles, the property can be found on the right hand side via a gated driveway.

What3Words/////slopes. Vertical.fruits





# Buildings

The modern agricultural buildings at New Barn Farm offer great opportunity for a range of enterprises, situated within a spacious yard area that presents complete privacy. The buildings are currently utilised and tailored for dairy production, but present opportunity for a range of uses dependant on the purchasers desires. The farm and dairy equipment is excluded from the sale, and can be available via separate negotiation.

Briefly, the modern buildings have been well-maintained and comprise of;

- Steel portal frame shed with block walls, housing a collecting yard, bull pen, and milking parlour (36.26m x 12.51m)
- Steel portal frame shed, adjoining above, with concrete panel walls and feed passage, utilised for loose housing (22.72m x 19.36m)
- Steel portal frame shed, adjoining above, with concrete panel walls and utilised for loose housing (22.42m x 22.10m)
- A slurry store

The farm also benefits from previous planning permission for the '*erection of a cattle shed, silage clamp, slurry tank and yard area*' ref: NP/ DDD/0418/0281 dated July 2018. further details can be found on the Local Authority website.

Adjacent to the farmhouse foundations, a two-storey stone barn locates in need of repairs and maintenance but with potential to restore. A single-storey stone barn adjoins to one side.

Surrounding the buildings, there is much space for fodder and machinery storage, as well as the potential to expand or erect further buildings should one wish (subject to the necessary planning consents).







# Planning Permission for dwelling

New Barn Farm benefits from planning permission for the 'erection of an agricultural worker's dwelling', under a section 106 limiting the occupation of the proposed dwelling to persons solely or mainly working (or last working) in agriculture, or forestry. Initial works have commenced, and the foundations have been laid, demonstrating that development has begun within the required three-year time frame. The dwelling locates to the east of the farmstead, adjacent to the traditional buildings and pleasantly situated away from the main farm buildings. The planning allows for a static caravan to be in situ until the proposed dwelling development has completed.

For more information and/or proposed plans, visit Peak District National Park planning authority using ref: NP/DDD/0316/0191, or contact the Bakewell office.

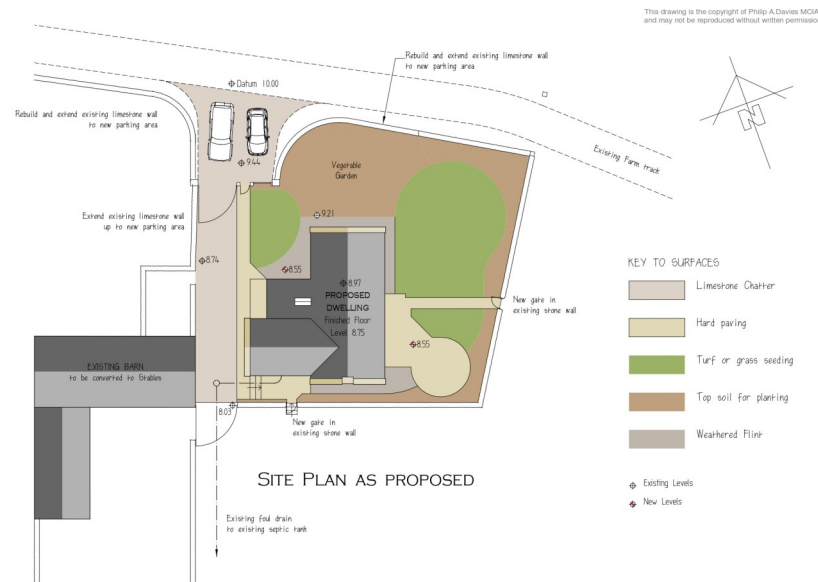
## Land

The land at the property surrounds the farmstead in a desired ring fence extending to approx. 63.68 acres (25.77 hectares), all down to grass suitable for both mowing and grazing of livestock, and considered to be in good heart. The property is bounded by dry stone walling, and post and wire fencing, with a cluster of mature trees at the farmstead. The land is divided into multiple good-sized paddocks, with useful internal tracks helping with management.

The land is classified as Grade 3 and 4 under the MAFF Agricultural Land Classification, and has historically been classified as organic.

## 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.

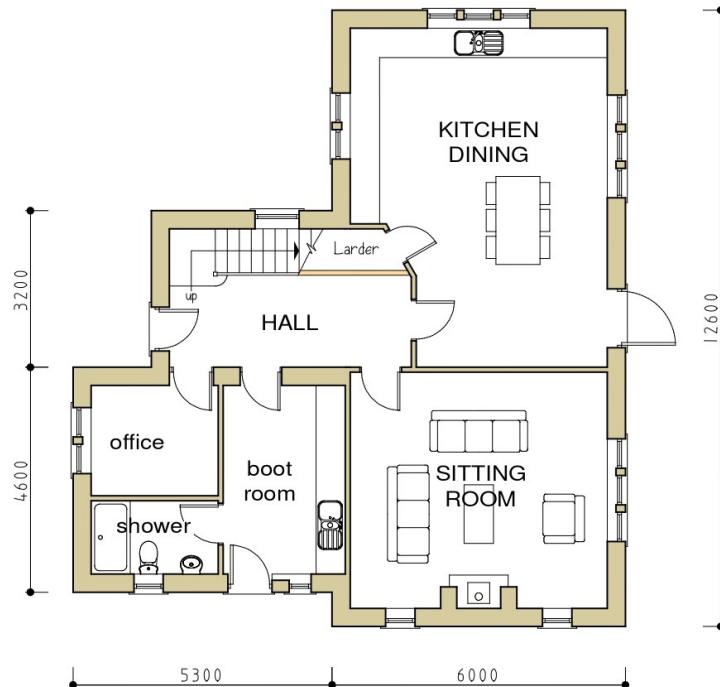


AGRICULTURAL WORKER'S DWELLING  
AT NEW BARN FARM, GRANGEMILL, DERBYSHIRE  
SCALE 1:200 JULY 2015 DRAWING NUMBER: 1504-P5

0 1 2 3 4 5  
metres

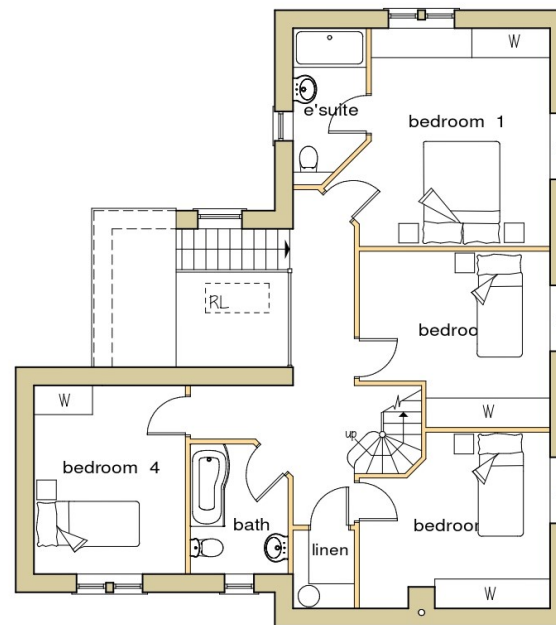
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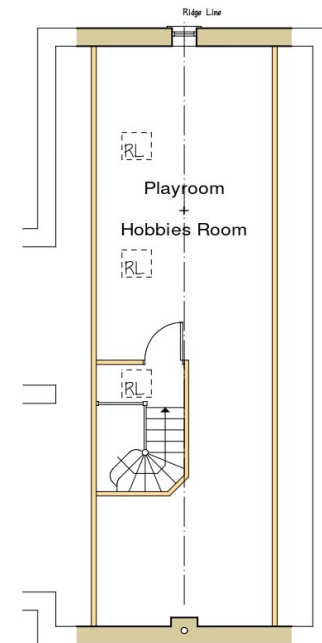
Ground Floor Plan

Floor Area 90.52m<sup>2</sup>  
Sitting Room 5.26m x 4.83m  
Kitchen - Dining 6.93m x 5.26m  
Hall (including stairs) 4.95m x 2.83m  
Boot Room 3.86m x 2.50m  
Office 2.60m x 2.26m  
Shower 2.60m x 1.50m



First Floor Plan

Floor Area 79.62m<sup>2</sup>  
Bedroom 1 4.46m x 3.60m  
En-suite 2.84m (av) x 1.50m  
Bedroom 2 3.90m x 3.60m  
Bedroom 3 3.90m x 3.60m  
Bedroom 4 3.86m x 3.10m  
Bathroom 2.65m x 2.00m  
Linen 1.60m x 1.30m

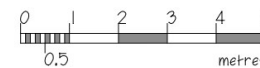


Attic Plan

Revision B: Staircase to Attic added and plan shown.  
March 2017

Revision A: Floor plan area reduced. Sept' 2015

**Agricultural Worker's Dwelling**  
**at 'New Barn Farm', Aldwark, Derbyshire**  
Scale 1:100 July 2015 Drawing Number: 1504 - P2B



**Philip A. Davies MCIAT**  
BUILDING DESIGN CONSULTANT  
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Telephone 01335 342 935  
e-mail: phildavies48@btinternet.com



# General Information

## Services:

The property benefits from mains water and electricity, with a septic tank in situ.

## Tenure and Possession:

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

## 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.

## 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:

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN

## Local Planning Authority:

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

## Vendor's Solicitors:

Nigel Davis Solicitors, 3 - 4 Spire House, Ashbourne, Derbyshire DE6 1DG

## Viewing:

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

## Broadband Connectivity:

It is understood that the property does not have broadband service. 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 location.

## Method of Sale:

The property is offered by Public Auction at 3.00pm on Monday 21st July 2025 at The Agricultural Business Centre, Bakewell, DE45 1AH.

## 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.





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**In partnership with Bury and Hilton**

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