



Meadow Barn
Bamford, Hope Valley

Meadow Barn
Brentwood Road
Bamford
Hope Valley
Derbyshire S33 0AG



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1.22 ac

An opportunity to purchase a two-storey traditional stone barn in need of renovation, benefitting from planning permission for the conversion into a three-bedroom dwelling, together with a semi-modern agricultural building and approximately 1.22 acres of land. The property situates within the popular rural village of Bamford, in the heart of the Peak District National Park, offering a rural outlook.

For sale by Private Treaty

Guide Price: £285,000



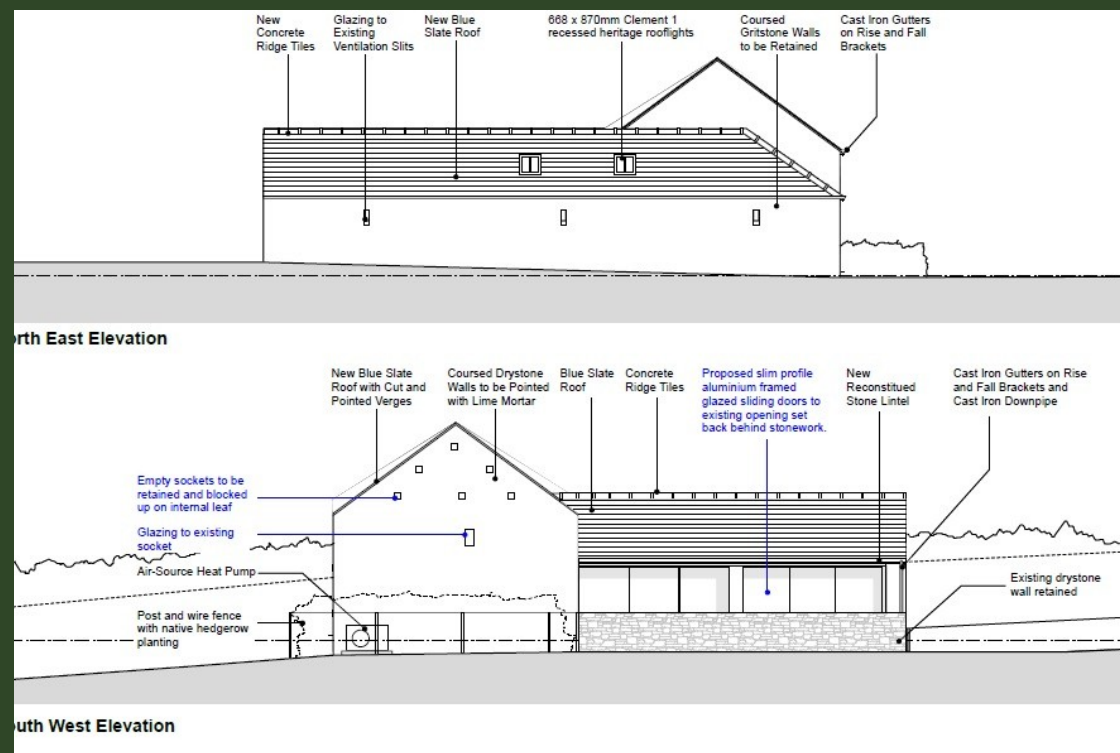
Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

Situated in a picturesque rural setting within the Peak District National Park, the property lies on the edge of the popular village of Bamford. Close to Ladybower Reservoir, the location offers both natural beauty and excellent transport links to nearby towns and cities. The land is conveniently positioned off Brentwood Road leading into the neighbouring village of Hope Valley (1.6 miles), and further towns and villages including Castleton (5.3 miles), Chapel-en-le-Frith (11.1 miles), and Bakewell (12.5 miles) whilst Sheffield city centre lies just 11 miles to the east.





General Information

Description:

The sale of Meadow Barn offers a great opportunity to acquire development property in a popular rural location. The property boasts a two-storey traditional stone-built barn with timber beams benefitting from full planning permission for a three-bedroom dwelling. Briefly, the approved accommodation comprises an open-plan kitchen, dining, living area, a utility room, family bathroom and two double bedrooms. The first floor offers a further double bedroom. Externally, the property will offer off-road parking, gardens, and far-reaching rural views.

Aside the traditional barn, the property offers a substantial modern agricultural/general purpose steel-portal frame building, all sat upon a plot of 1.22 acres with grassland areas to the perimeters.

The property will suit those seeking a village setting, with picturesque rural views, offering both privacy and convenience.

Planning permission:

The traditional barn has full planning permission, granted by the Peak District National Park with all matters reserved and listed below; 'Conversion of barn to open market dwelling' (Ref; NP/HPK/1125/1183). The planning permission was granted in February 2026. All copies are available upon request, or via the Local Planning Authority website.

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 vendor is retaining a right-of-way for all purposes over the access, outlined blue in the attached plan.

Directions:

From Bamford train station, head north on Station Road heading into the village. Before the pub, turn right onto Brentwood Road and follow the road round to the right all the way to the end of the cul-de-sac. The property can be found ahead , indicated by our For Sale board. What3words:///bells.windpipe.blazers

Services:

We understand mains water is on the site. We are not aware of any other services available at the property. The vendor will return a right to connect a submeter on the water supply, and pay the water usage.

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.

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.

Tenure and Possession:

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

Vendor's Solicitors:

Milners Law Group , Stanley Harrison House, Norton Rd, Norton, Malton YO17 9RD

Viewing:

The property may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully .

Method of Sale:

The property is offered For Sale by Private Treaty.

Local Planning Authority:

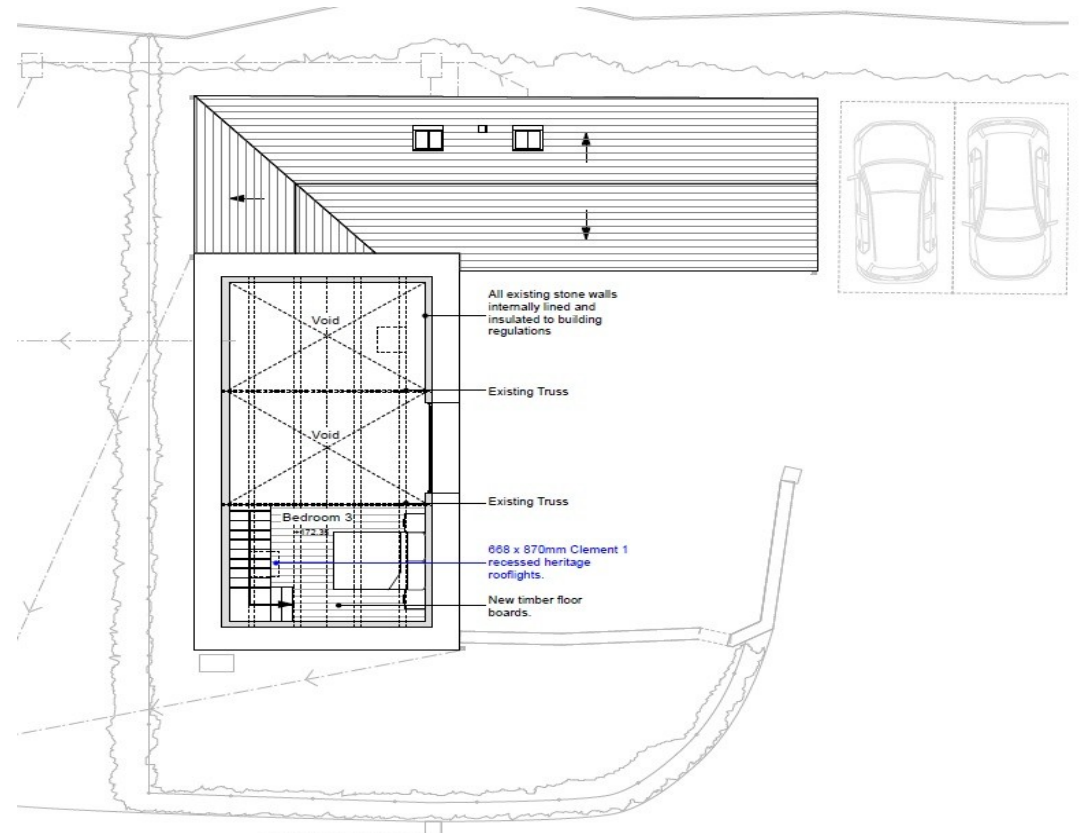
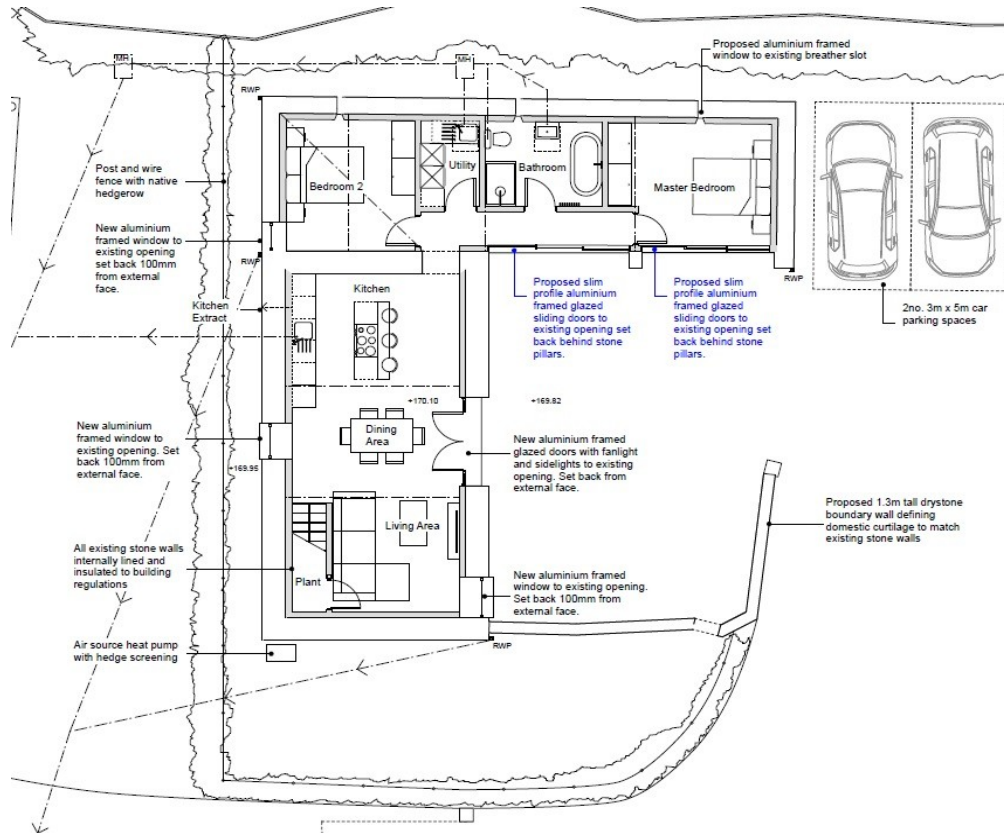
Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE

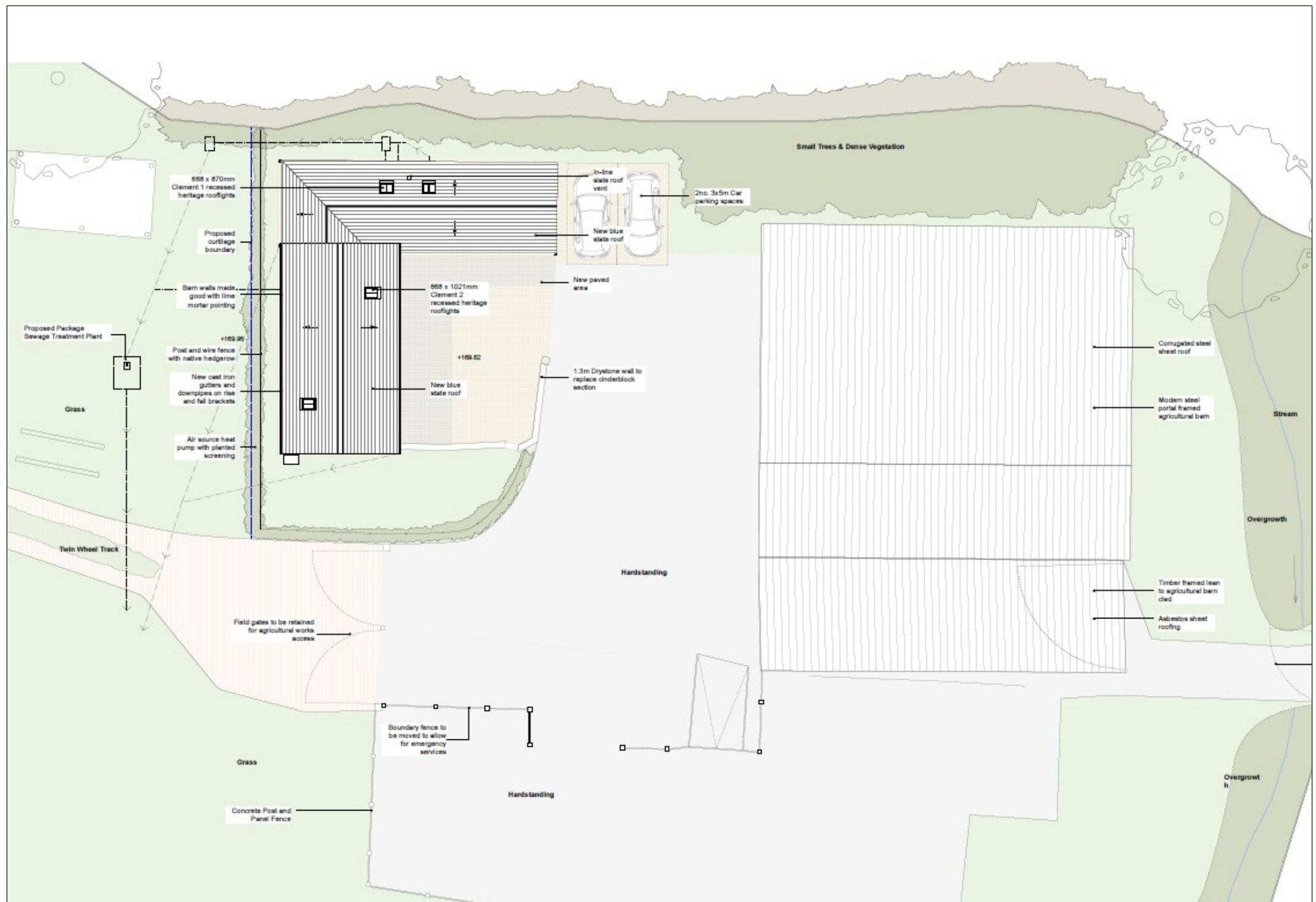
Local Authority:

High Peak Borough Council, Buxton Town Hall, Market Place, Buxton, Derbyshire SK17 6EL

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.







The map displays a residential area with a large property outlined in red. The property is located between Brentwood Road and a large green area labeled 'Meadow Barn'. The map includes a north arrow, a scale bar (0m to 45m), and a copyright notice: '© Crown copyright and database rights 2026. OS AC0000813445'. The map also shows surrounding streets like 'Brentwood Close' and 'One Acre', and a 'Brook'.

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