



Within House Farm

Bradwell, Hope Valley



Within House Farm
Smalldale Head Road
Bradwell, Hope Valley
S33 9JP



Lot A	Lot B	Lot C
32.89 ac	9.21 ac	8.76 ac

A rare and exciting opportunity to acquire a characterful farmhouse in need of modernisation and refurbishment, a range of modern and traditional agricultural buildings boasting conversion potential (subject to planning consent) and various parcels of grassland extending to a total of 50.86 acres.

The property is offered in three lots, suiting those with agricultural, equestrian, smallholder and development interest.

The property is located in a highly desirable sought after area, with far reaching views across the countryside, and is within close proximity of popular towns.

**For Sale by Public Auction at 3.00pm on Monday 17th
November 2025 at the Agricultural Business Centre,
Bakewell, Derbyshire, DE45 1AH**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





Within House Farm

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 A - Within House Farm

Guide Price: £900,000

The farmhouse is in need of renovation, but presents a delightful and rare opportunity with well apportioned spacious, family-sized accommodation on offer across two floors. Internally, the farmhouse currently offers on the ground floor a living room, a dining room, a sitting room and a kitchen. The first floor presents three good sized bedrooms together with a family bathroom.

Overall the property boasts huge potential enjoying an enviable position with far reaching views across the surrounding countryside, this is a unique opportunity to acquire a property in a sought after location.

The land wraps around the property in a desired ring-fence, extending to approximately 32.89 acres (13.31 ha). With access from both the farmyard and from various vehicular access points off the road, the land is laid to permanent pasture, with the majority suitable for mowing and grazing purposes and is separated into multiple compartments by dry stone wall boundaries.

Buildings

The buildings include a range of modern and traditional agricultural buildings, located adjoining and to the rear of the farmhouse, with reference to the numbered plan, briefly comprising;

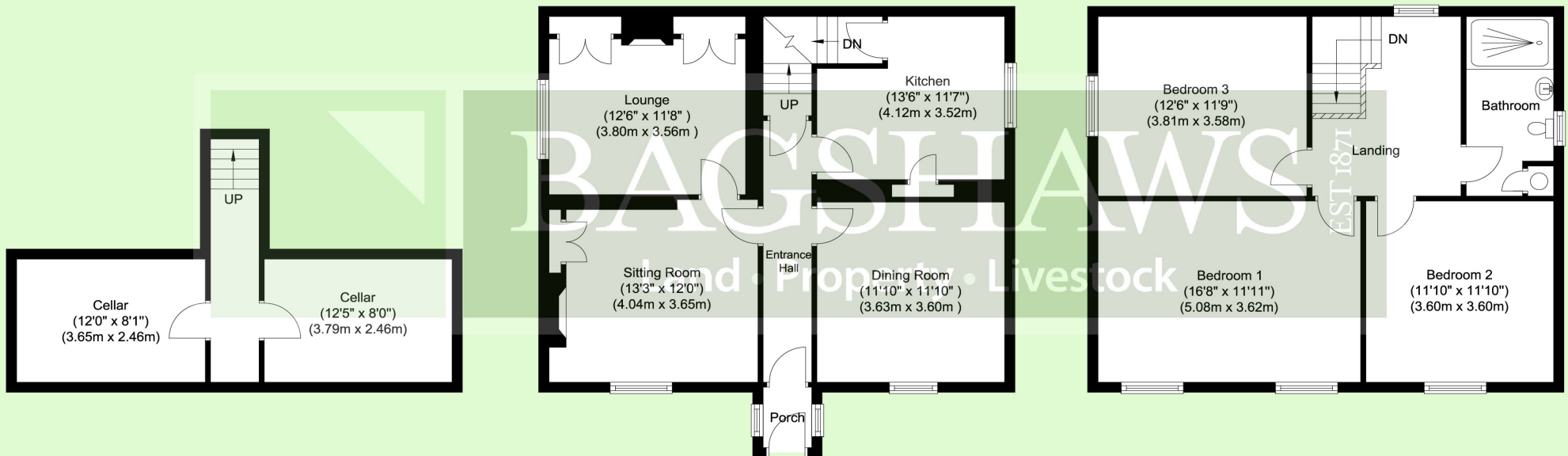
1. A two storey attractive traditional stone barn with blue slates over located adjacent to the farmhouse, The building offers great potential for conversion, subject to the necessary planning consents. (c. 156.2m², GEA)
2. An attractive traditional stone barn with part loft over, and blue slates over boasting great conversion potential (subject to consent), adjoining Building 1. (c. 185.4m², GEA)
3. Single storey mono pitch stone range with blue slates over, offering scope for conversion (subject to necessary consents), adjoins building 2 above (c. 30m², GEA).
4. Timber pole mono pitch lean too with corrugated sheets over and clad and concrete floor (c. 83.3m², GEA).
5. Six bay steel portal framed agricultural building with concrete block and corrugated grey cement fibre sheet cladding and over and concrete floor (c. 431.8m², GEA)
6. Six bay steel portal framed cubicle shed with concrete block and corrugated grey cement fibre sheet cladding and over with slats underneath, with mono pitch lean too adjoining and accommodates the former parlour. The building internally adjoins number 3 above (c. 458.6m², GEA).
7. Three bay concrete framed livestock building with concrete block and Yorkshire board clad with corrugated grey cement fibre sheets over with slatted floor on the upper level with access points on the lower level for removal (c. 142.6m², GEA).



Cellar

Ground Floor

First Floor



Within House Farm, Outlands, Bradwell, Hope Valley S33 9JP

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

Lot B– 9.21 acres

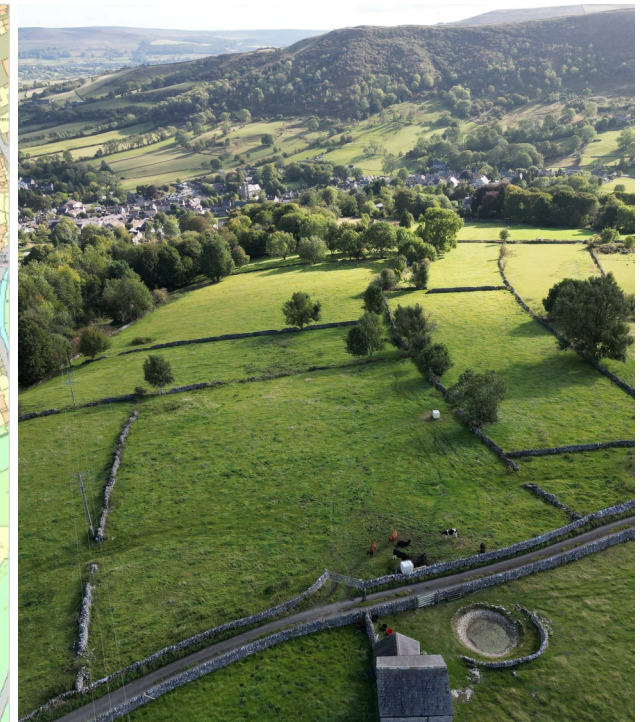
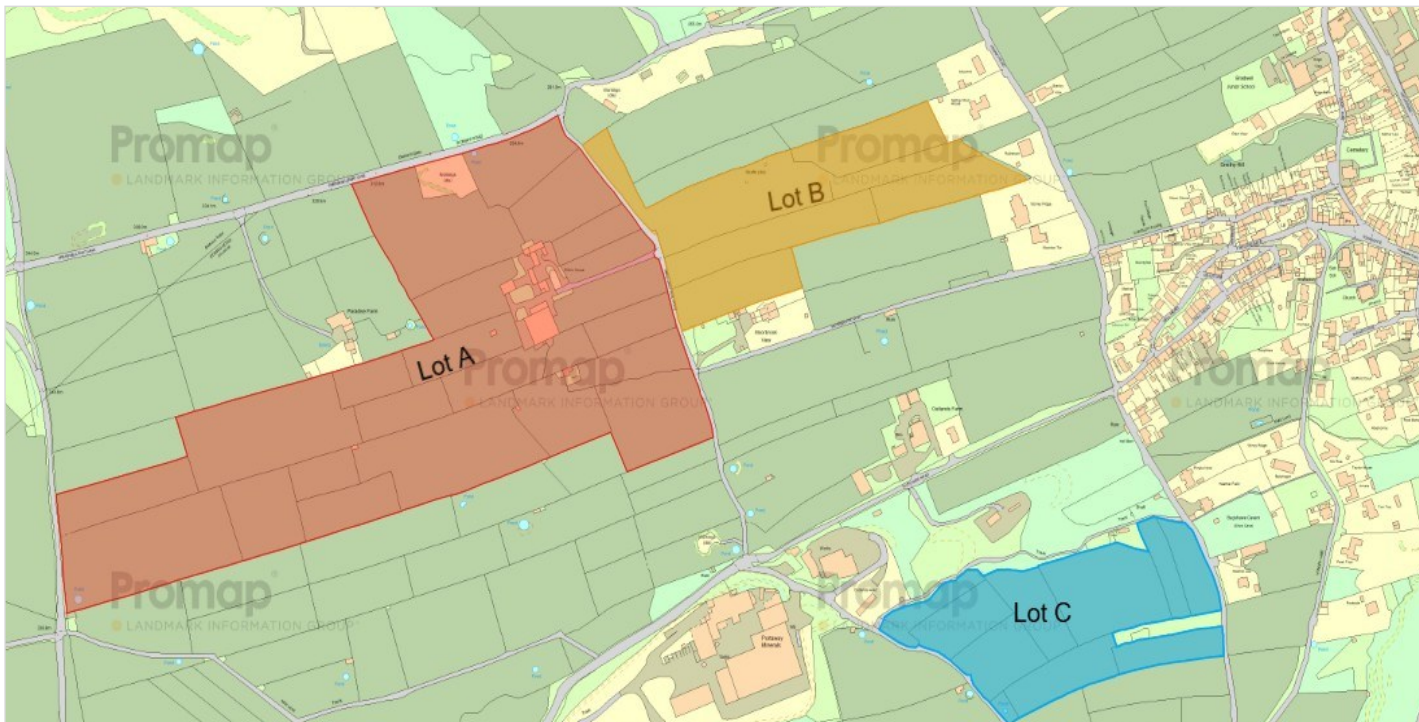
Guide Price: £70,000

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 Smalldale Head Road. This will be offered to the successful purchaser of Lot A for a fixed price of £80,000. If the option is not exercised then, Lot B will be offered for sale immediately thereafter.

Lot C– 8.76 acres

Guide Price: £60,000

Lot C is accessed off Granby Lane, and offers a useful block of grassland separated into several smaller field compartments bounded by dry stone walling and extends in total to 8.76 acres (3.55 hectares) suitable for grazing and the majority suited to mowing purposes. The land is located in an accessible location and offers a opportunity for those with agricultural and equestrian interests.



General Information

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.

Sporting Timber and Mineral Rights:

The sporting and timber rights are included in the sale, as far as they exist.

Mineral rights are reserved.

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 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

EPC - G Council Tax - E

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.

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 17th November 2025 at 3pm at The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire DE45 1AH.

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.

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.



The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire, DE45 1AH

T: 01629 812777

E: bakewell@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

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