



Meadow Barn  
Bamford, Hope Valley



**Meadow Barn**  
**Brentwood Road**  
**Bamford**  
**Hope Valley**  
**Derbyshire S33 0AG**



3



1



1



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 Public Auction at 3pm on Monday 20th July 2026 at**

**Guide Price: £300,000**



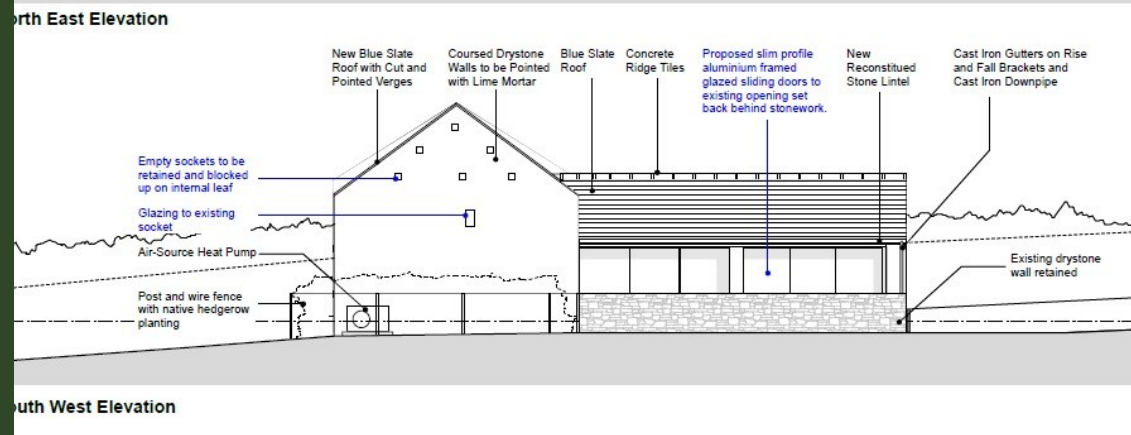
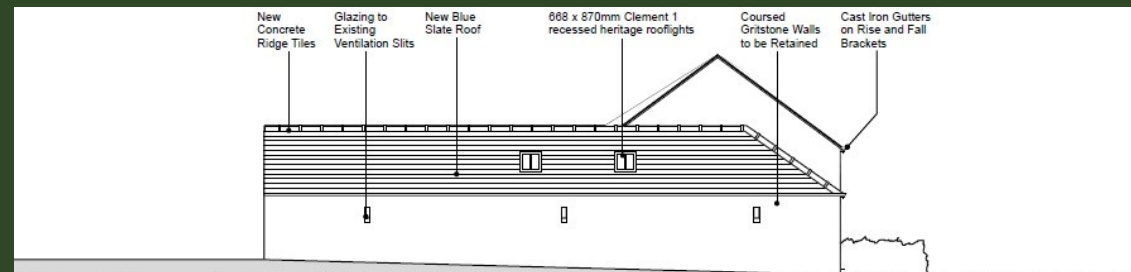
Bakewell Office - 01629 812777



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 by Public Auction at 3.00pm on Monday 20th July 2026 at The Agricultural Business Centre, Bakewell, Derbyshire DE45 1AH.

## 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

## 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:

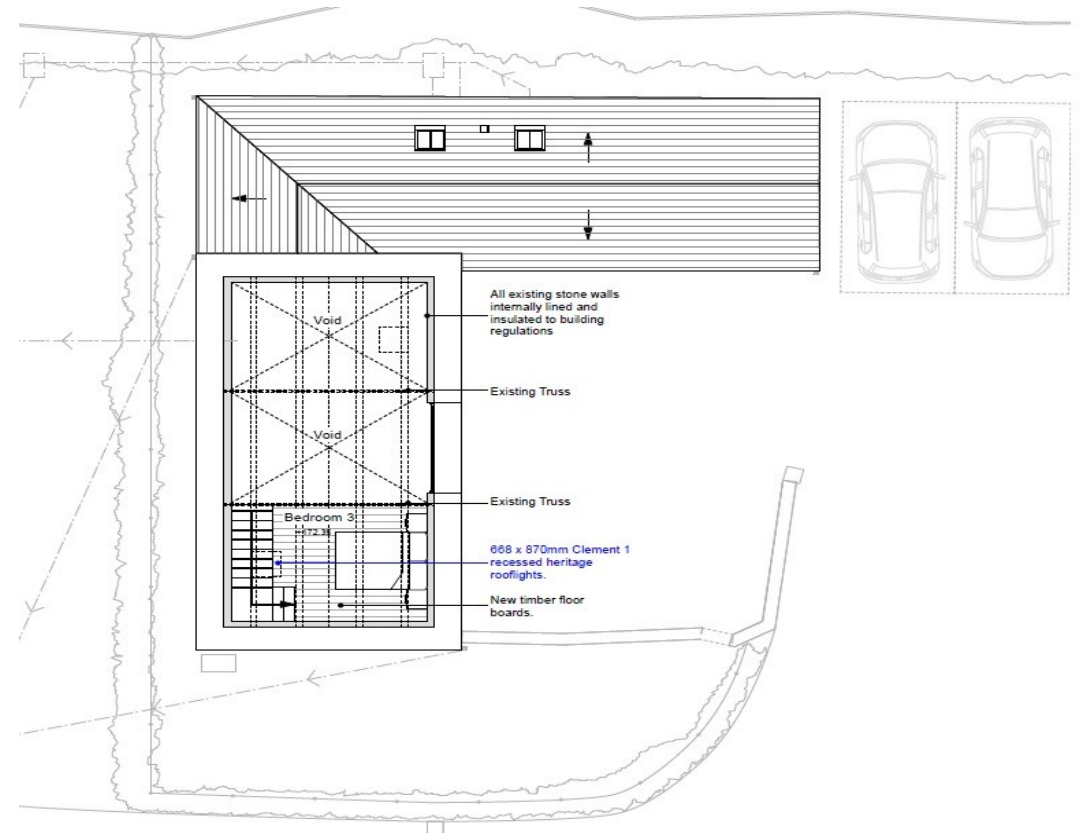
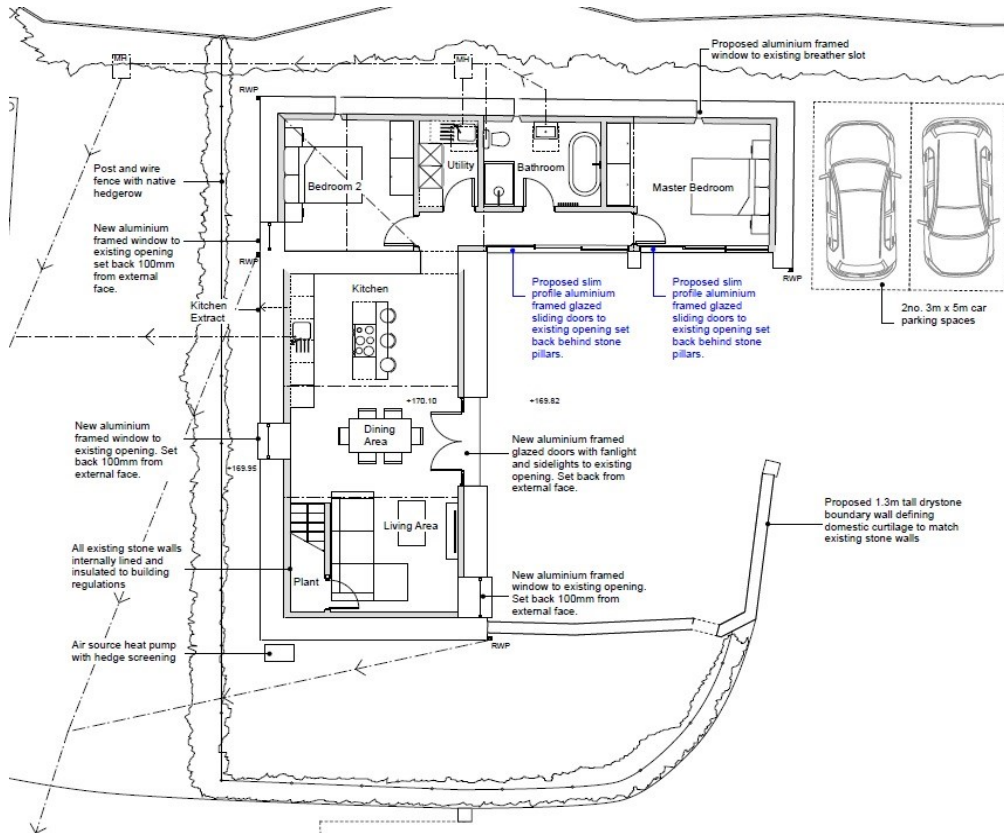
The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions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

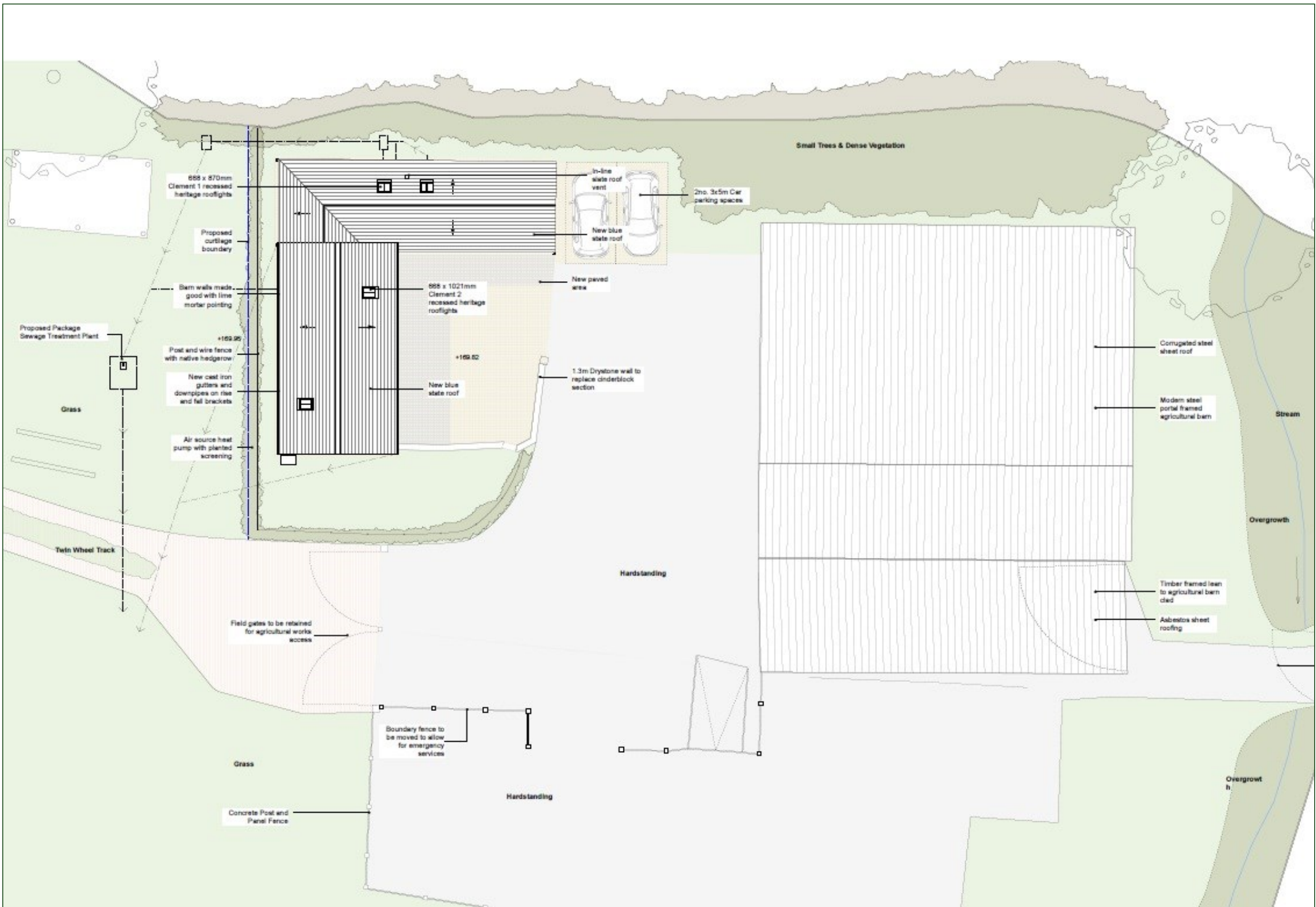


knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered 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. 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.





688 x 870mm  
Cleant 1 recessed  
heritage rooflights

Proposed  
outlage  
boundary

Berm walls made  
good with lime  
mortar pointing

Proposed Package  
Sewage Treatment Plant

Grass

+169.82  
Post and wire fence  
with native hedgerow

New cast iron  
gutters and  
downpipes on rise  
and fall brackets

Air source heat  
pump with planted  
screening

Twin Wheel Track

Field gates to be retained  
for agricultural works  
access

Grass

Concrete Post and  
Panel Fence

Boundary fence to  
be moved to allow  
for emergency  
services

Handstanding

Handstanding

Small Trees & Dense Vegetation

In-line  
slate roof  
vent

2no. 3x5m Car  
parking spaces

New blue  
slate roof

New paved  
area

688 x 1021mm  
Cleant 2  
recessed heritage  
rooflights

+169.82  
New blue  
slate roof

1.3m Drystone wall to  
replace cinderblock  
section

Corrugated steel  
sheet roof

Modern steel  
portal framed  
agricultural barn

Stream

Overgrowth

Timber framed lean  
to agricultural barn  
died

Asbestos sheet  
roofing

Overgrowth



Brentwood Road

BRENTWOOD CLOSE

One Acre

Brookf

Meadow Barn

0m 15m 30m 45m

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**In partnership with Bury and Hilton**

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