



Gospel Farm
Hassop



**Gospel Farm
Bramley Lane
Hassop
Derbyshire
DE45 1NT**



269 ac

Gospel Farm offers a rare opportunity to purchase a significant, ring fenced farm in a spectacular location, in the heart of the Peak District National Park. It occupies an elevated position with far reaching views and comprises two substantial modern portal framed agricultural buildings and concrete yard, together with 254 acres of agricultural land and just under 14 acres of woodland all over limestone. The farm is available as a whole or in three lots

The farm has potential for further expansion, the prospect of a farm workers dwelling and additional buildings (all subject to planning), making Gospel Farm a wonderful opportunity.

Guide Price: £1,750,000 for the whole

Lot 1 (Buildings and c. 196 acres) - £1,350,000

Lot 2 (c. 58.8 acres) - £300,000

Lot 3 (c. 13.9 acres) - £85,000

Guide Price:

£1,750,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





Gospel Farm

Summary

Gospel Farm offers the purchaser a wonderful farm located right in the heart of the Peak District National Park, with far reaching views of some of the most prominent landscapes in the area.

The farm is based around two substantial galvanised six bay steel portal frame buildings set on a spacious concrete yard, surrounded by 269 acres of land, all lying over limestone.

The farm has potential for further development offering the prospect of a farmhouse, and additional buildings (all subject to planning), making Gospel Farm a wonderful, unique opportunity.

Location

Gospel Farm occupies a special elevated position, with far reaching views over much of the surrounding area, encompassing Bretton, Curbar, Froggatt and Baslow Edge and Chatsworth Estate.

The farm is located off Bramley Lane, a minor adopted highway that leads to the B6001 (Hassop Calver Road). The farm benefits from two other primary access points, from Rowland (over Hassop Common) and from Moor Road, Longstone Edge (past High Rake).

The property lies a short distance from the popular market town of Bakewell (4.5 miles), Hathersage is just 5.6 miles away, with Sheffield City Centre only 14.5 miles from the farm.

Lot 1

The Buildings

The farmstead occupies an elevated position with far reaching views. It is centred upon two modern galvanised portal frame buildings, surrounded by a generous concrete yard.

The buildings can be summarised as follows:

Building 1

A six bay open fronted galvanised steel portal frame cattle shed, with concrete panel (stone faced) and Yorkshire board cladding with corrugated grey fibre cement over and ventilated ridge. The building accommodates four bays of self locking yolks and galvanised sheeted gates off the gables together with galvanised internal penning and troughs (27.4m x 13.7m GEA plus apron).

Building 2

A six bay galvanised steel portal frame general purpose building with concrete panel (stone faced) and closed board cladding, corrugated grey fibre cement over with ventilated ridge. The building has substantial sliding galvanised doors at each gable end (27.4m x 13.7m GEA).

The farmyard has a significant amount of good quality concrete, and is part bound by concrete panels all designed to aid 'stock handling'. The yard is generous allowing large turning circles, parking and stacking areas together with scope for further expansion if desired, subject to the necessary consents.

Viewing is strongly encouraged to appreciate the quality of the facilities on the farm, and the prospects of further development.

Land

The land adjoins the farmstead, and is within a single ring fence. Lot 1 comprises c.196 acres. The ground ranges from good mowing land, grazing pastures and includes steep dale sides, particularly into Coombs Dale. The are good internal stone tracks, and the land is well drained, all over limestone, offering the prospect of a productive farm.

The farm has good sized fields, with field boundaries that are generally in good order.

The soils are classified as freely draining, base rich loamy soils, having a high natural fertility (Soilscapes 7) with Coomb Dale being loamy shallow lime rich soils over limestone (Soilscapes 3). The land is classified as Grade 4 under the Agricultural Land Classification scheme with Coomb Dale classified as Grade 5.

Mains water is supplied to the land.

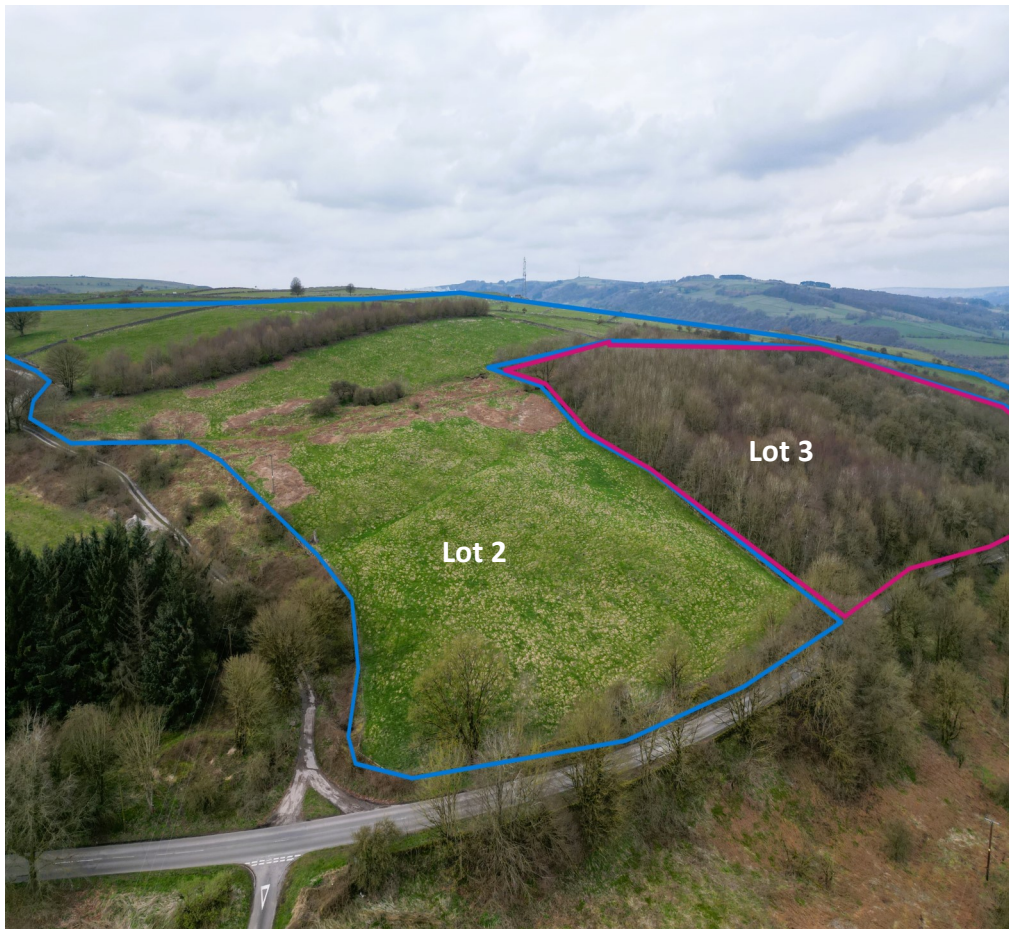
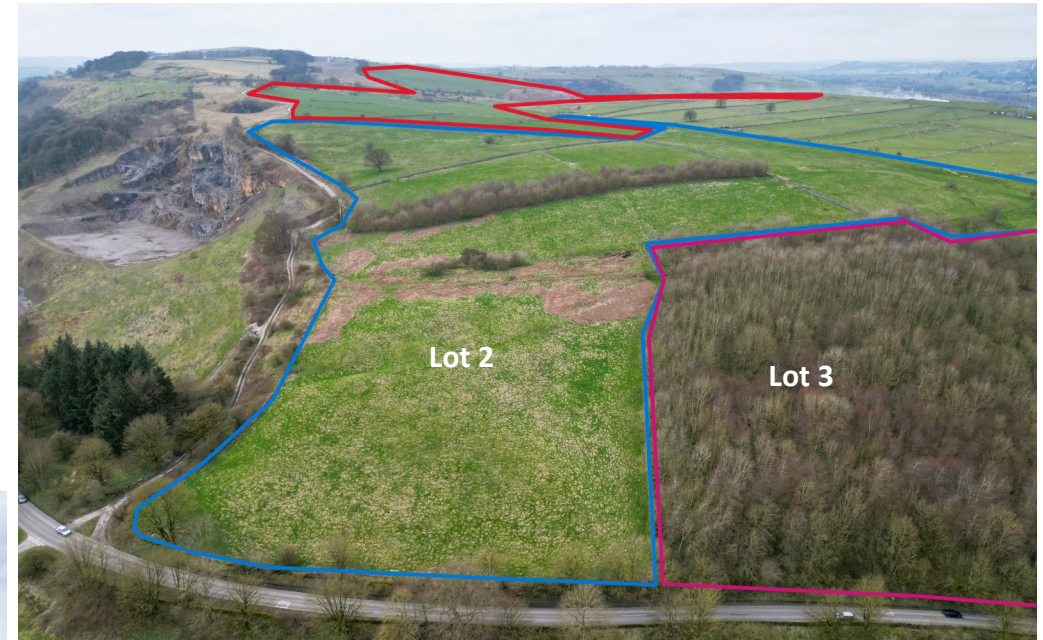


Lot 2

Accessed from Bramley Lane, and also directly off the B6001, with a good stone track passing through it. The Lot comprises a good block of 58.8 acres of sloping grazing land over limestone, with an easterly aspect overlooking Calver, and with views to Curbar Edge and beyond.

The ground offers good grazing pasture over limestone, but may offer scope for afforestation, recreational or less intensive environmental applications if so desired subject to any necessary consents.

The soils are loamy shallow lime rich soils (Soilscapes 3) and is classified as Grade 4 under the Agricultural Land Classification scheme





Lot 3

An attractive 13.9 acre block of mature deciduous woodland with road frontage, having far reaching views. The woodland comprises an intimate mix of species including sycamore, elm, larch, cherry and ash, with an attractive understorey.

The woodland is likely to be attractive to those interested in wildlife, woodland management or looking for an investment.

After two years of ownership, currently commercially managed woodland currently qualifies for 100% relief from Inheritance Tax (IHT). Timber sales are not subject to income tax and do not attract CGT.





High Fields

Lot 1

Lot 2

Lot 3

0m 150m 300m 450m





Viewing

Strictly by appointment only through the sole agents Bakewell office on 01629 812777 or bakewell@bagshaws.com.

Services

Lots 1 and 2 benefit from mains water supplied by the Vendor from their retained property.

The Vendor undertakes to provide the existing supply of mains water from their retained property for 18 months following completion, billed according to usage. Thereafter the successful purchaser(s) will need to make their own provision.

In the event of Lot 1 and 2 being separately sold, it will be the responsibility of the purchaser of Lot 1 to install a sub meter for the water supplied to Lot 2 within 28 days of completion.



Rights of Way, Wayleaves & Easements

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist, whether or not they are defined in these particulars.

Timber electricity poles and oversailing lines cross the holding, held on a typical wayleave.

Bramley Lane is an adopted highway.

The track running past the farmstead to High Rake is a Restricted Byway (Great Longstone RB22, Calver RB11). A bridleway follows one of the tracks on the holding (Calver BW30) and public footpaths cross some of the land.

Timber, Minerals & Sporting Rights

Included insofar as they exist. Typical of the locality, parts of the farm have been subject to historic mineral workings.





Directions

For the purposes of viewing Lot 1, drive through the village of Rowland, and continue on Hassop Common. Remain on this road until reaching Bramley Lane. Turn left, and the farm buildings are located on the right. The entrance to the farm drive is at What3Words /// contoured.sailor.soonest
Lots 2 and 3 can be accessed off the Hassop Calver Road

Solicitor

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Schemes & Designations

Whilst the Holding is currently within an Entry Level and Higher Level Stewardship Scheme, this is not to be transferred to the purchaser who will have no obligations to adhere to it. However, it does serve to illustrate the potential for the Holding to benefit from agri-environment schemes. Further details are available from the selling agents

Coombs Dale is designated as a SSSI (reference 104557 and 101720).

Fixtures, Fittings & Plan

Only those referred to in these particulars are included in the sale.

Tenure and Possession

The property is sold freehold with vacant possession granted on completion.

Local Planning Authority

Peak District National Park
Aldern House
Baslow Road
Bakewell
Derbyshire
DE45 1AE
T | 01629 816200
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Method of Sale

The property is offered by private treaty.



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