



**Woodhead Farm**  
**Kniveton**



**Woodhead Farm  
Agnes Meadow Lane  
Kniveton  
Ashbourne  
Derbyshire DE6 1JR**



**4 & 2**



**2 & 1**



**2 & 1**



**76.33 ac**



**G & D**

Woodhead Farm presents a unique opportunity to acquire a rural property which is a registered organic farm boasting a traditional farmhouse and attached annex, an exciting range of traditional and semi-modern buildings, and a useful block of surrounding grassland (suitable for both mowing and grazing) reaching a total of approximately 76.33 acres.

The property requires modernisation but presents much potential, situated in the stunning Derbyshire countryside, nearby to the Peak District National Park.

The property is offered as a whole or potentially available in three lots by negotiation.

**Guide Price: £1,400,000 as a whole**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





# Woodhead Farm

## Location:

Woodhead Farm is situated in a delightful rural position, near to the popular village of Kniveton, just outside the Peak District National Park. Kniveton and the surrounding villages provide a range of basic amenities including primary schools, churches and public houses within a short distance. The market town of Ashbourne has an extensive range of facilities including high street shops, doctor's surgery, public houses, primary and secondary schools, supermarkets and fuel stations. There are many nearby local walks, bridleways, trails and beauty spots in surrounding countryside excellent for those who enjoy the outdoors and with equestrian interests. The property benefits from undisturbed far reaching views over the countryside; however, it also benefits from good access onto the A517 providing quick access to the market towns of Ashbourne (3.5 miles) and Belper (10.5 miles). The cities of Derby and Nottingham are within commuter distance.

## Description:

Woodhead Farm offers a traditional stone built farmhouse, which would benefit from modernisation, together with an attached two bedroom annex, recently converted. Externally, the property offers a wide range of outbuildings and stables, a combination of both semi-modern and traditional in construction and flexible in their uses, suitable for equestrian and agricultural purposes with the potential for conversion (subject to all the necessary planning consents).

The land at the property surrounds the farmstead and extends to a total of 76.33 acres (30.89 hectares), suitable for both mowing and grazing.

The property is offered as a whole, but potentially available in three lots.

## Directions:

From Ashbourne town centre, head south along Park Road past the fire station to the traffic lights. Turn left onto the A517 Belper Road and continue out of the town. Follow the road for approx. 2 miles and then turn left at the crossroads in the drip onto Corley Lane signposted for Offcote/Kniveton. Follow the lane down the hill and round a sharp left hand turning, then take a right hand turning onto Agnes Meadow Lane. Follow the lane up the hill, past various properties, then continue past a property called West View, follow the lane straight on and the gate is immediately behind an Elizabethan farm house on the left (also known as Woodhead Farm) and indicated by a for sale board.

What3Words: [///stable.restore.devotion](https://www.what3words.com/#!/stable.restore.devotion)



# Farmhouse:

Woodhead Farm presents characterful features throughout with the internal accommodation spread across two floors. The house does require some modernisation but offers spacious accommodation .

The front door gives entrance to the Hallway. There are doors leading into the spacious Dining Room with a fireplace and window overlooking the front garden. The Sitting Room is on the opposite side and features a fireplace housing a log burner, built in shelving and a window overlooking the front garden. There is a door leading into Dining Kitchen with exposed ceiling beam and a window overlooking the land to the rear. There is a large Pantry off the kitchen providing storage and with planning permission to convert the back part of the Pantry into a bathroom with access from the Dining Room. Steps lead down from the Kitchen to the rear Hall and Shower Room with WC and laundry facilities. A rear entrance Conservatory is positioned to the back which is equipped with a sink and provides built in storage space. There is a integral door into the Annex.



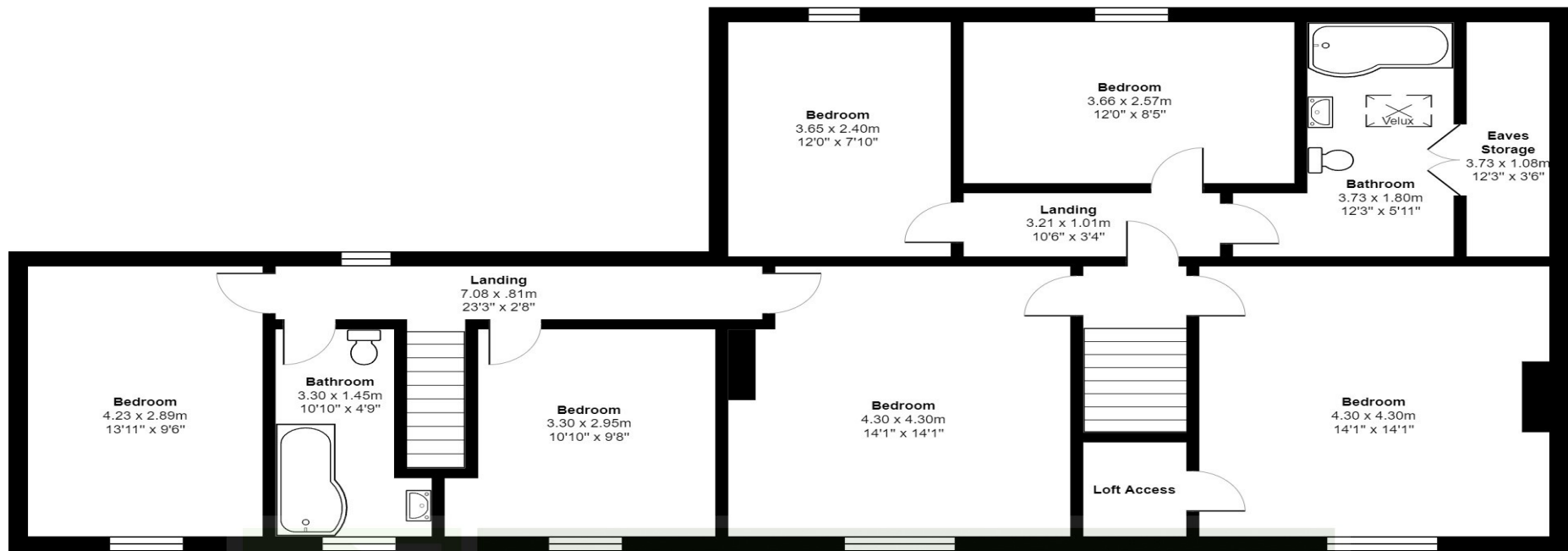
## First Floor:

The stairs to the landing providing access to the Master Bedroom, a further large Double Bedroom to the front, two further Double Bedrooms to the rear and a Family Bathroom. There is an interlinking door into the Annex out of one of the bedrooms.

## Annex:

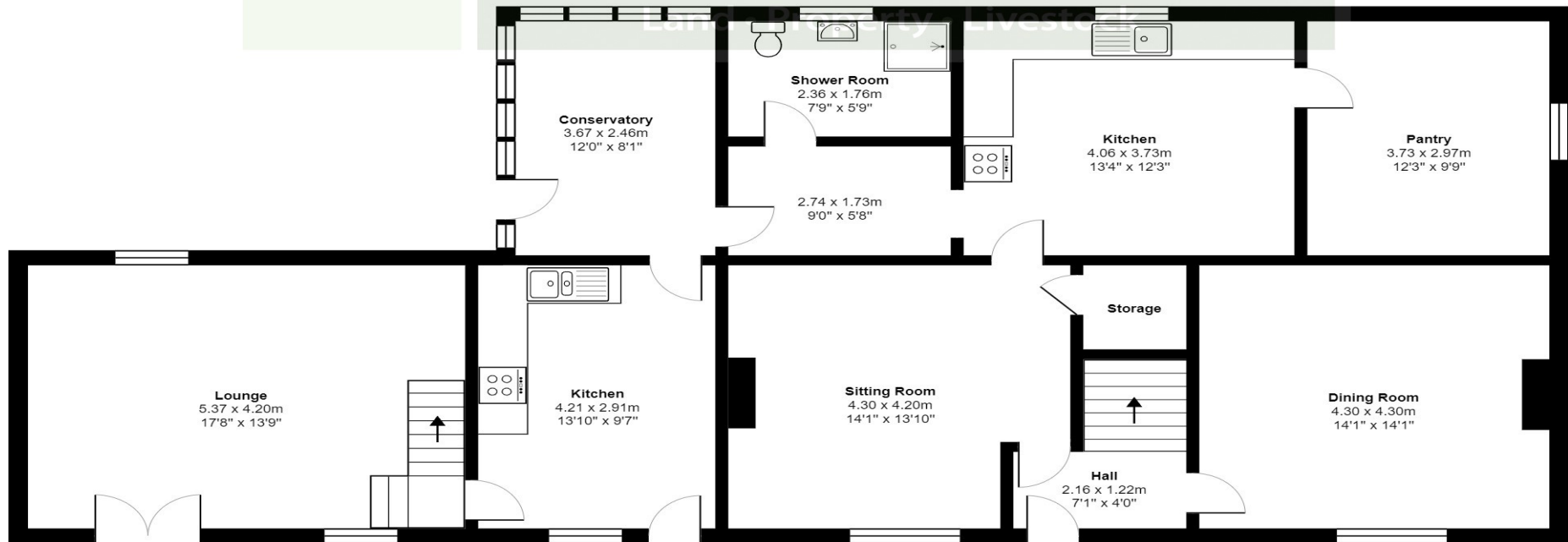
The annex was converted in 2021 and offers modern accommodation which can be accessed externally and internally from the farmhouse. The entrance door leads into the Dining Kitchen with fitted kitchen units and a window to the front. There is also a door into the Conservatory of the main farmhouse. The Lounge offers a spacious room boasting French doors out onto the front garden and a log burner. There are stairs rising to the first floor leading to two Double Bedrooms and a Family Bathroom. The annex has planning consent which currently only allows family members /support. Other occupation may be available subject to the necessary planning consents.





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**Ground Floor**

All measurements are approximate and for display purposes only



## Externally:

Woodhead Farm benefits from extensive gardens wrapping around the farmhouse, with post and rail boundaries to separate from the grassland. The gardens are a mixture of spacious lawns, raised flower/vegetable beds, mature shrubbery and trees, and a patio area, with a small garden store to the rear of the farmhouse. Adding to the amenity, the gardens provide that added 'country' lifestyle for a 'green fingered' purchaser. Within the yard, there is sufficient parking to the side and rear of the farmhouse to accommodate both the main house and the annex.

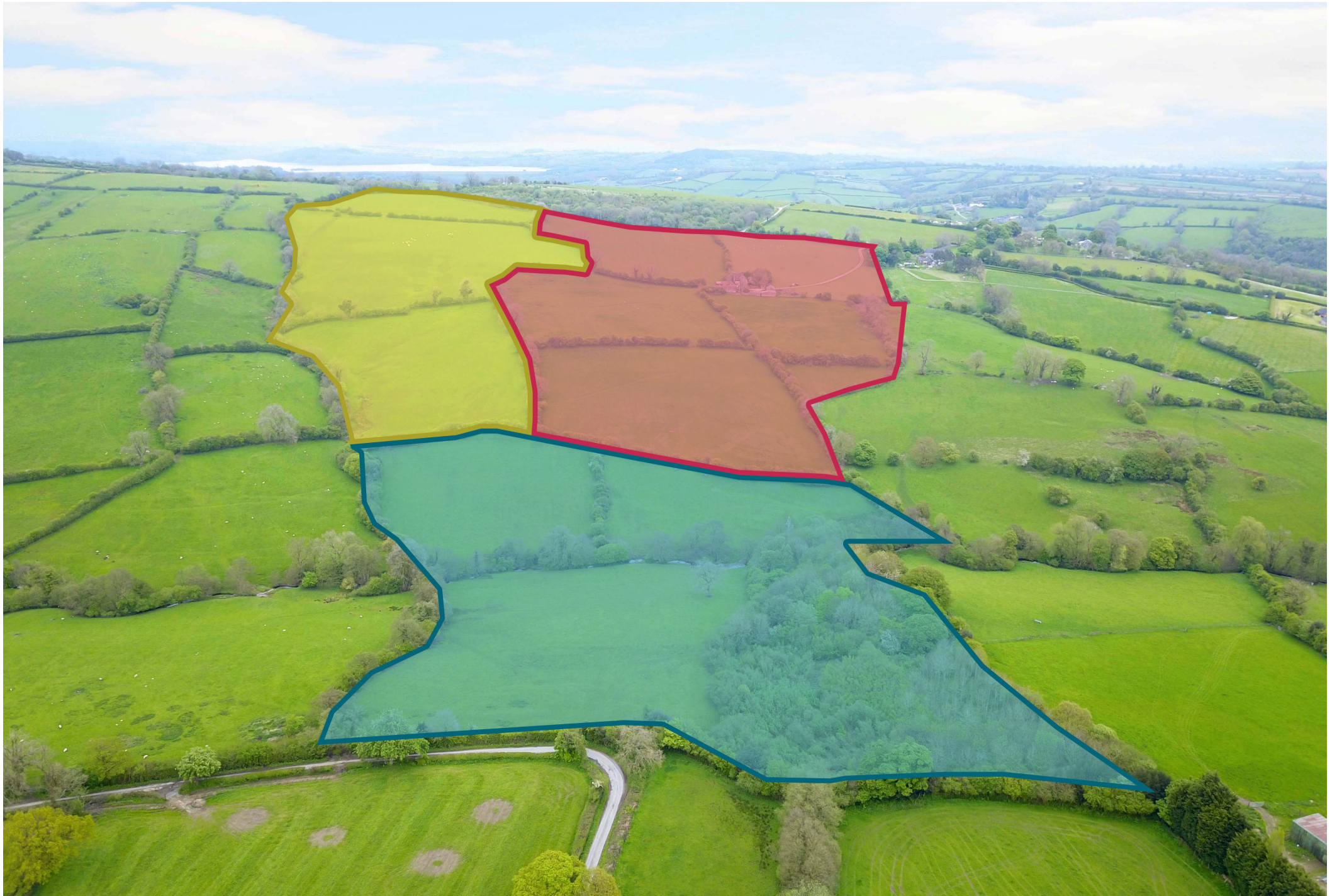
## Land:

The land on offer surrounds the farmstead in a ring fence, measuring approximately 76.33 acres (30.89 hectares), which is registered as organic with Organic Farmers and Growers. The land is mostly down to productive grassland suitable for both mowing and grazing, with a small section of woodland (approx. 3 acres) to the south-west of the property. The property offers a sizeable acreage suiting a mixture of agricultural and/or equestrian enterprises, being in good heart. Access to the whole block is divided between the farmstead, Agnes Meadow Lane, and Foxholes Lane. Boundaries include mature hedgerows and post and wire fences, with the Kniveton Brook running through the centre of the eastern block (highlighted blue) acting as a natural water supply.

The property is offered as a whole, however there is the option for availability in three lots, as per the shaded plans:

- Lot 1 (red) Farmhouse, Annex, farm buildings and 32.25 acres of grassland
- Lot 2 (yellow) 29.23 acres of grassland with separate access off Agnes Meadow Lane
- Lot 3 (blue) 14.85 acres of grass and woodland with separate access off Foxholes Lane.









## Buildings:

Woodhead Farm offers a useful and wide range of buildings, both traditional and semi-modern in construction, providing opportunity for a range of enterprises and potential development (subject to the necessary planning consents).

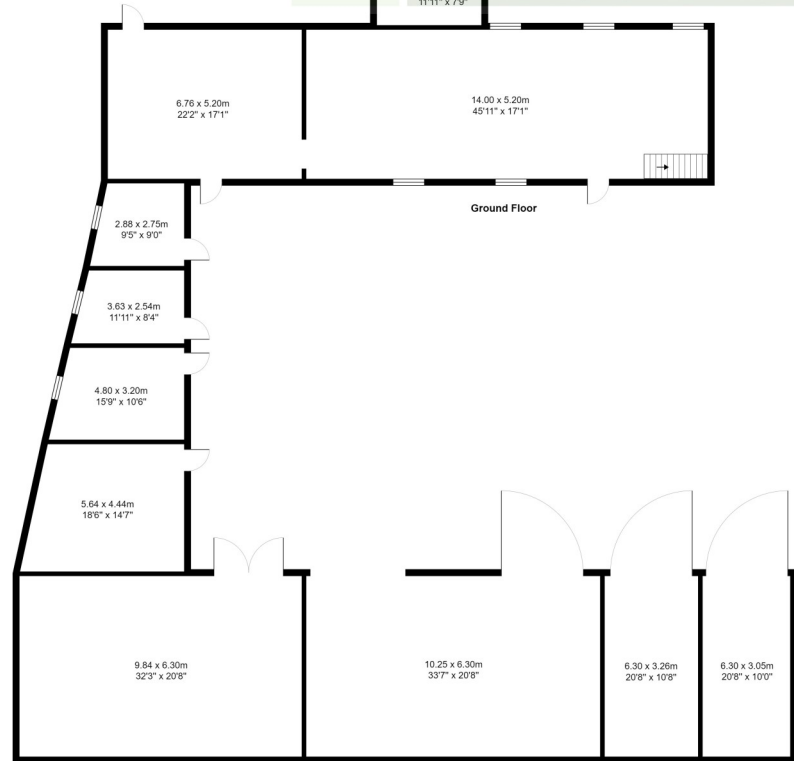
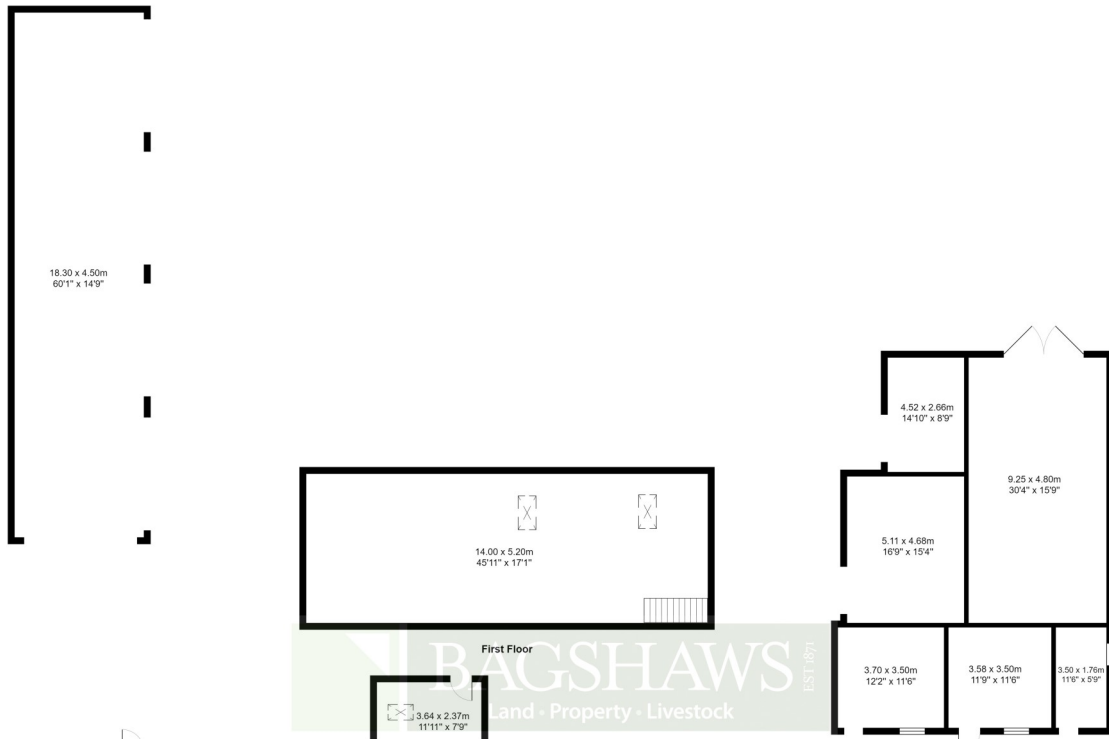
The buildings are mostly located in a courtyard adjacent to the farmhouse and comprise of;

- A two-storey stone built barn with two adjoining single-storey barns to the side and rear. A stable door opens onto the courtyard, and internal stairs lead to the first floor. The barn offers much potential for conversion, subject to the necessary planning consents.
- Brick built building housing four stables/general stores
- Concrete block building offering four multi-purpose, open fronted stalls
- Stone and brick built single-storey building
- Four bay open fronted curve barn, currently utilised for fodder storage
- Timber frame building located in the paddock to the rear of the farmhouse
- Small block built general stores

The courtyard offers ample space for multiple vehicles, and sufficient areas for machinery in and around the buildings, as well as offering potential space for further buildings (subject to the necessary consents).

The traditional barns suggest the potential for conversion, subject to all the necessary planning consents.







# General Information

## Rural Payment Scheme:

The land is currently registered with the Rural Payments Agency. No entitlements are included. There is a Mid Tier Countryside Stewardship agreement in place which runs until December 2027.

## Services:

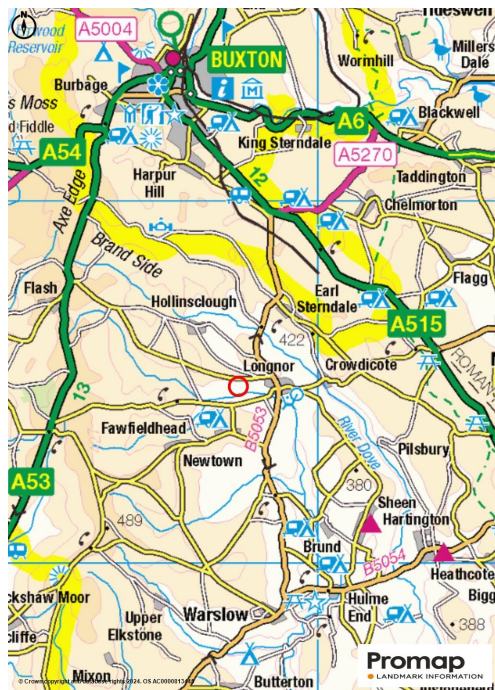
The property benefits from mains water and electricity, with private drainage. There is a gas fired central heating system in the farmhouse with LPG gas propane bottles. The annex has a separate gas boiler with LPG bottles.

## 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 granted upon completion.



## Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.

## Viewing:

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

## Timber and Sporting Rights:

It is understood that these are included in the sale as far as they exist.

## 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. There is a public footpath across some of the land.

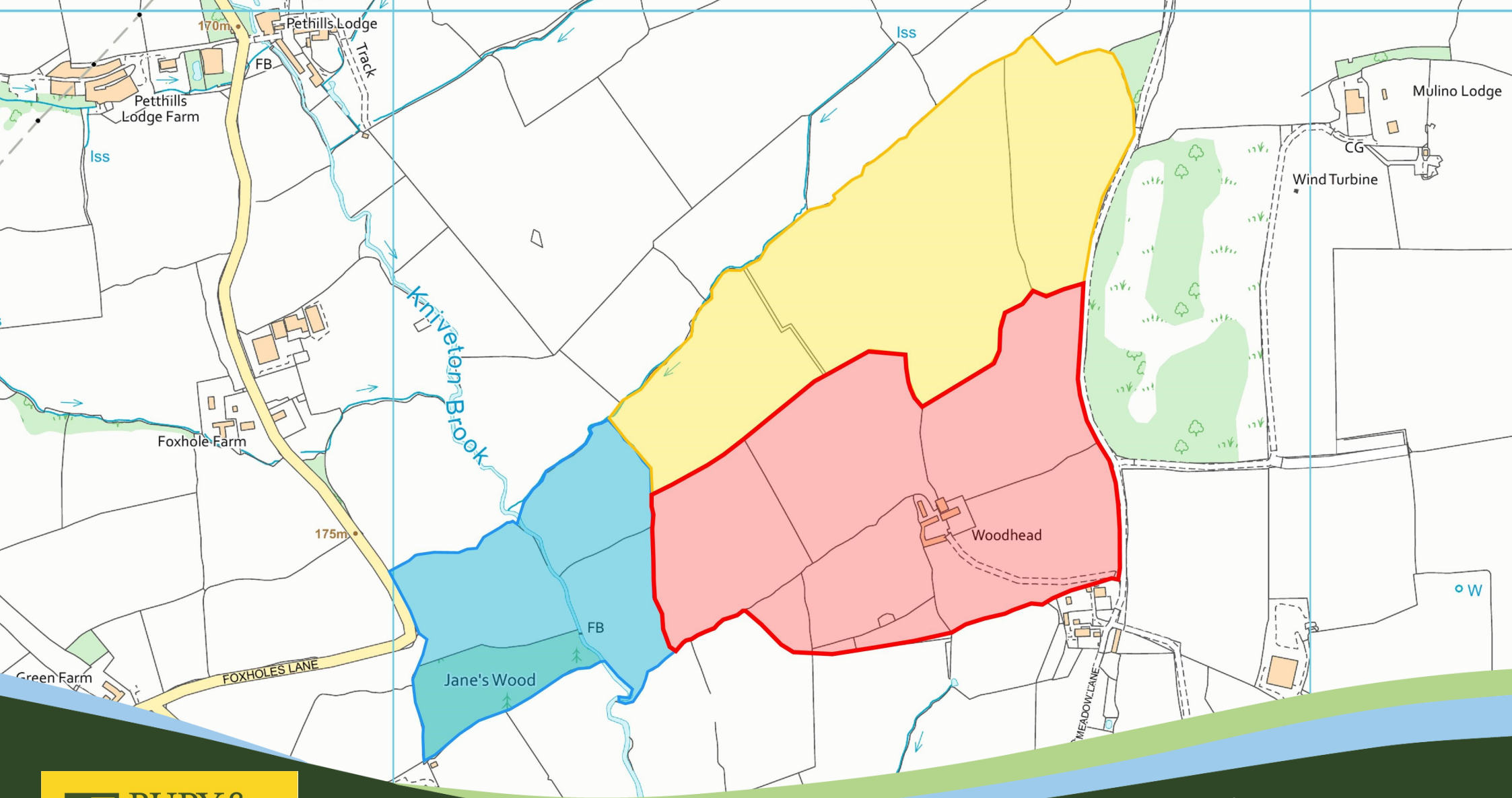
## Council Tax Band: F

## EPC Rating:

Woodhead Farmhouse –G  
Woodhead Annex –D

## Local Authority:

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



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