



# Bowling Green Farm

Smalldale, Buxton



**Bowling Green Farm  
Smalldale  
Buxton  
Derbyshire  
SK17 8EA**



**2**



**2**



**1**



**C**



**16.70 ac**

An exciting opportunity to acquire a traditional farmhouse in need of modernisation, a range of traditional agricultural buildings boasting conversion potential (subject to planning consent), and adjoining grassland, all extending to a total of 16.70 acres. The property is offered in two lots, suiting those with agricultural, equestrian and smallholder requirements.

**For Sale by auction on 19th May 2025 at 3pm, The  
Agricultural Business Centre, Bakewell, DE45 1AH.**

**Guide Prices:**

**Lot A Farmhouse, buildings and 2.54 acres - £380,000**

**Lot B 14.16 acres - £140,000**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





# Bowling Green Farm

## Location:

Bowling Green Farm is located in a semi-rural position surrounded by rolling Derbyshire countryside and offering pleasant views across the adjoining grassland and village. Whilst being rural, the property offers good commuter links to Chesterfield, Manchester and Sheffield. Popular nearby villages and towns provide a wide range of amenities including Dove Holes to the west (2.2 miles), Chapel-en-le-Frith to the North (4.2 miles), Buxton to the south (3.9 miles), and Bakewell to the south east (12.5 miles). The property sits just a stones throw from the Peak District National Park, benefitting from an array of local walks, bridleways, trails and beauty spots.

## Description:

The sale of Bowling Green Farm offers a traditional farmhouse with accommodation across two floors in need of complete internal modernisation, in a rural location, alongside a range of traditional agricultural buildings presenting much opportunity (subject to all the necessary planning consents), set within grassland extending to a total of 16.70 acres (6.76 hectares), available in two lots. The property is in an accessible location and properties such as this rarely become available on the open market, suiting those with agricultural, equestrian, development and/or investment interests.

## Directions:

What3Words location: [///educates.photo.shuffle](https://www.what3words.com/educates-photo-shuffle)

## Lot A

**Guide Price: £380,000**

Lot A shown in red on the property plan offers a traditional stone-built farmhouse, buildings and surrounding paddocks extending to approx. 2.54 acres (1.03 hectares).

The farmhouse offers a complete renovation project, in need of internal modernisation, but presents a delightful opportunity with spacious, family-sized accommodation on offer across two floors. Internally, the farmhouse currently offers on the ground floor entrance with cloak room, a living room, a dining room, kitchen and a bathroom. The first floor presents two good-sized bedrooms.

Externally, the farmhouse offers a patio area to the rear for outside seating, and a walled lawned garden space to the front adjacent to the roadside. Although the property requires modernization, the farmhouse offers a 'blank canvas' and offers much space to extend into the adjoining outbuilding (subject to the necessary planning consents).

Overall, the property boasts huge potential.

### **Buildings:**

The buildings include a range of semi-modern and traditional agricultural buildings, located to the rear of the farmhouse. The buildings situate within the farmyard and briefly comprise;

1. Two storey stone barn adjoining the farmhouse, in need of repairs, offering much potential for conversion (subject to the necessary planning consents). A single storey brick built store adjoins. (87.48m<sup>2</sup>)
2. Block-built Garage under a pitched roof, utilised for a workshop and machinery store, solar panels to the roof (10.76m x 5.80m)
3. Block-built building under a corrugated roof, formerly a cow shed and parlour (10.76m x 4.62m) and (3.91m x 4.59m)
4. Block-built lean-to under a monopitch roof, utilised for a workshop and machinery storage with mains electricity connected (10.90m x 3.94m)

The buildings at the property would all benefit from some modernisation, however they are functional and present huge opportunities whether that be for agricultural, equestrian, commercial or development purposes (all subject to the necessary planning consents).

### **Land:**

The land sits to the north of the buildings and offers grassland in good heart, suitable for mowing and grazing, and divided into two paddocks with dry stone walled boundaries, suitable for those seeking a potential smallholding, and/or with agricultural/equestrian interests.

## **Lot B – 14.16 acres**

### **Guide Price £140,000**

Lot B shown in blue on the property plan, presents a productive block of grassland extending to approx. 14.16 acres (5.73 hectares) suitable for both mowing and grazing, and divided into multiple parcels of useful permanent pasture. There are multiple access points off both adjoining public roads.. The land lends itself to those wishing to extend their agricultural enterprises, and boasts good access off Jackass Lane, with dry stone walled boundaries. The land is classified as Grade 4 under the MAFF Agricultural Land Classification scheme and the soils are classified as freely draining.





LODES LANE (TRACK)

341.2m

339.2m

341.1m

331.5m

**Lot A**  
2.54 acres (1.03 ha)

**Lot B**  
14.16 acres (5.73 ha)

Smalldale

Bowling Green Farm

ED & Ward Bdy

FW

Smalldale Cottages

Silo

Hoppers

0m 30m 60m 90m

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# General Information

**Services:** The farmhouse benefits from mains electricity, water and gas. Drainage is to a septic tank.. The buildings benefit from electricity supply and water supply.

Lot B will not have any mains services 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. The mineral rights are not included in the sale.

**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.

**Countryside Stewardship:** The land is currently not entered into any schemes, however is all suitable and opportunity for income is there. For further details on the options available, please contact the Bakewell office.

**Local Authority:** High Peak Borough Council, Market Place, Buxton, SK17 6EL.

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

**Vendor's Solicitors:** Lovedays, Sherwood House, 1 Snitterton Road, Matlock, Derbyshire DE4 3LZ.

**EPC - C**

**Council Tax - D**

**Method of Sale:** This property is to be sold by Auction on Monday 19th May 2025 at 3pm at The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire DE45 1AH.

## Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We

recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

## 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.

## 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 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.





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