



Farley Farm

Farley, Matlock



Farley Farm
Farley
Matlock
Derbyshire DE4 5LR



5



2



4



147.06 ac



F

Farley Farm offers a truly rare opportunity to acquire well-equipped farmstead situated in a sought-after location, to include a spacious five bedroom farmhouse, an extensive range of traditional and modern agricultural buildings, together with adjoining productive land, a large portion of which is arable, all extending to approximately 147.06 acres (59.51 hectares), offered as a whole or in two lots.

For Sale by Private Treaty

Guide Price: £2,100,000 as a whole

Lot 1: £1,800,000

Lot 2: £300,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com



Farley Farm

Location:

Farley Farm is situated in a desirable location, on the outskirts of Matlock town (1.5 miles), boasting rural outlooks across the Derbyshire countryside yet remains highly accessible to amenities and transport links. The town of Matlock and the surrounding villages provide a wide range of amenities including high street shops, doctors surgeries, public houses, primary and secondary schools, supermarkets and fuel stations. Further nearby towns include; Wirksworth to the south (6.0 miles), Bakewell to the northwest (8.2 miles), Chesterfield to the northeast (9.2 miles), and Ashbourne to the southwest (14.5 miles). The cities of Sheffield and Derby are each within a 25 mile commute from the property, offering a wide range of services and transport links. With the Peak District National Park in very close proximity there are many nearby local walks, trails and beauty spots excellent for those who enjoy the outdoors.

Description:

Farley Farm presents an increasingly rare opportunity to acquire a ring fence farmstead in a sought-after location within the Derbyshire countryside. The property briefly offers a five bedroom farmhouse, a Grade II Listed former cottage in need of complete renovation, a wide range of modern and traditional agricultural buildings, all together with adjoining grassland suitable for arable rotation, mowing and grazing extending to approximately 147.06 acres (59.51 hectares).

The property is offered as a whole or in two lots, as per the attached property plan;

Lot 1: farmhouse, buildings, and land extending to approx. 115.89 acres

Lot 2: grassland extending to approx. 31.17 acres

Lot 2 is not to be sold prior to Lot 1.

Directions:

Passing through Darley Dale along the A6, head towards Matlock and bear left onto Old Hackney Lane, signposted for Hackney, Farley. Follow the road up the hill for approx. 0.7 miles before turning left onto Farley Hill. Continue along that road for approx. 0.6 miles, passing through the houses, the property can be found on the left hand side indicated by our 'For Sale' board.

What3Words: ///tower.available.dote





Farmhouse

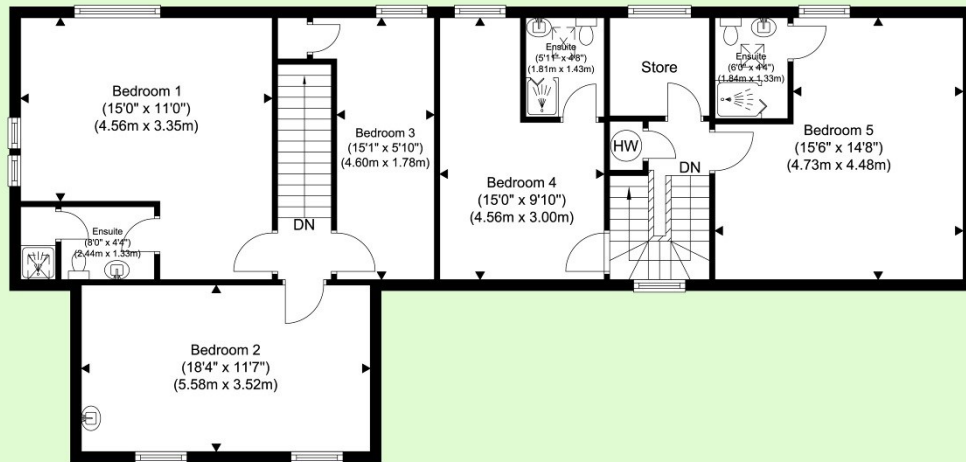
Farley Farm presents a stone-built farmhouse, offering bright and spacious family living spaces across two floors, with much scope to offer ancillary/holiday let accommodation. The interiors have traditional charm and allow a purchaser to put their own stamp on the accommodation.

The ground floor offers entrance from the side into a useful boot room/office space through to a farmhouse kitchen diner with exposed timber beams, fitted units, an Aga with feature stone surround, and dual aspect outlooks with pleasant patio doors opening into the front garden. A bright living room continues the traditional charm with a feature fireplace offering exposed masonry, and beams to the ceiling, with a staircase leading up to the first floor. The living room moves through to the front entrance hall with an external entrance door, and hosts a second staircase to the first floor. A sitting room locates to the end of the house offering a further generously-sized reception room. The ground floor also offers a shower room with shower, basin and w/c.

With stairs from the living room, the first floor presents a master bedroom with built-in wardrobes and an ensuite hosting a shower, basin, and w/c, and two further double bedrooms. A second staircase from the ground floor front entrance hall leads to two further double bedrooms each offering ensembles with showers, basins and w/c. This side of the house has formerly been utilised for B+B purposes, alternatively it could offer annex accommodation for extended family members, or remain as part of the main farmhouse. Ultimately, the layout offers great flexibility depending on a purchaser's desires.



First Floor



Ground Floor



Farley Farm, Farley, Matlock DE4 5LR

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







Externally

The farmhouse offers walled, south-facing gardens with lawned areas and planted borders. A patio space locates from the external kitchen doors, and falls along the front of the house, offering much outdoor seating and dining space. The larger lawned area to the side of the house and bordering the driveway hosts two greenhouses. The farmyard wraps around the farmhouse and offers ample space for parking of vehicles.

Former Cottage

Situated adjacent to the farmhouse, a Grade II Listed former cottage offers huge conversion potential, subject to all the necessary planning and Listed consents. Listing Ref; 1391085—'*Former cottage with attached barn and pigsties*'. The cottage currently resembles a two storey barn, and internally hosts many former cottage features including the original fireplaces, stone mullioned windows, timber beams, and spiral stone staircase. Adjoining the former cottage and falling within the listed curtilage, a single storey stone barn and smaller pigsties.



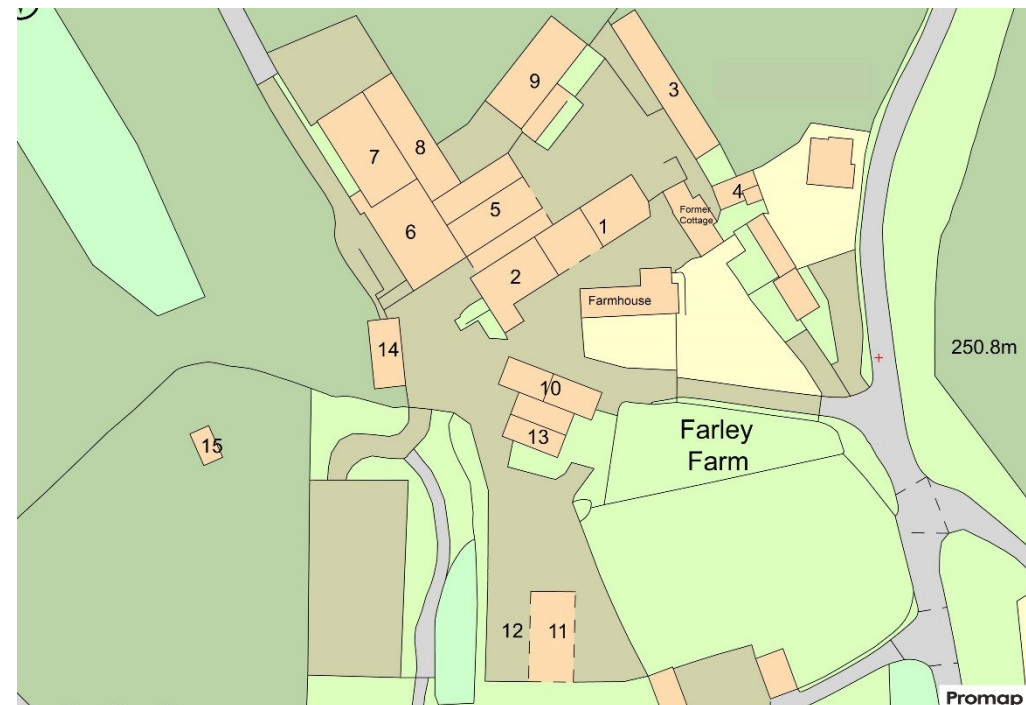
Buildings

Farley Farm offers a useful and wide range of both modern and traditional agricultural buildings, providing opportunity for a range of enterprises and potential development (subject to the necessary planning consents). The buildings are located in and around the farmyard, and can be briefly summarised as follows, adopting the numbering shown on the buildings plan

1. 5 bay open fronted stone-built barn under a profile roof, utilised for loose housing of livestock
2. Two storey stone-built barn with internal loose boxes and workshop (adjoining above) with a single storey stone-built barn adjoining
3. Stone-built stable block housing 8 stalls and 2 tack rooms under a monopitch roof
4. Detached stone-built barn currently utilised as a loose box
5. 4 bay concrete frame shed utilised for loose housing, with two lean tos
6. 5 bay block built building housing a collecting yard, parlour, & dairy (adjoining above)
7. 5 bay block built cubicle shed under a pitched roof (adjoining above)
8. 5 bay block built cubicle shed under a monopitch roof (adjoining above)
9. Stone-built barn housing cubicles and feed fences under a monopitch roof, with a timber frame lean to
10. Single storey stone-built barn housing stables and open fronted garages, with a three bay timber lean to to the rear
11. Four bay steel portal frame Dutch barn with concrete panel sides
12. Silage pit and yard area
13. Two bay steel portal frame building with a roller shutter door
14. Three bay timber and steel portal frame building with block walls under a monopitch roof, utilised for loose housing
15. Timber field shelter

The farmyard 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).

Whilst the buildings are currently utilised for agricultural enterprises, many of the them would be well suited to equestrian uses, or conversion into living accommodation or such ancillary uses. Viewing is strongly encouraged to appreciate the extensive range of buildings and the potential the farm has to offer.



Farm Buildings



Farley Farm, Farley, Matlock DE4 5LR

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



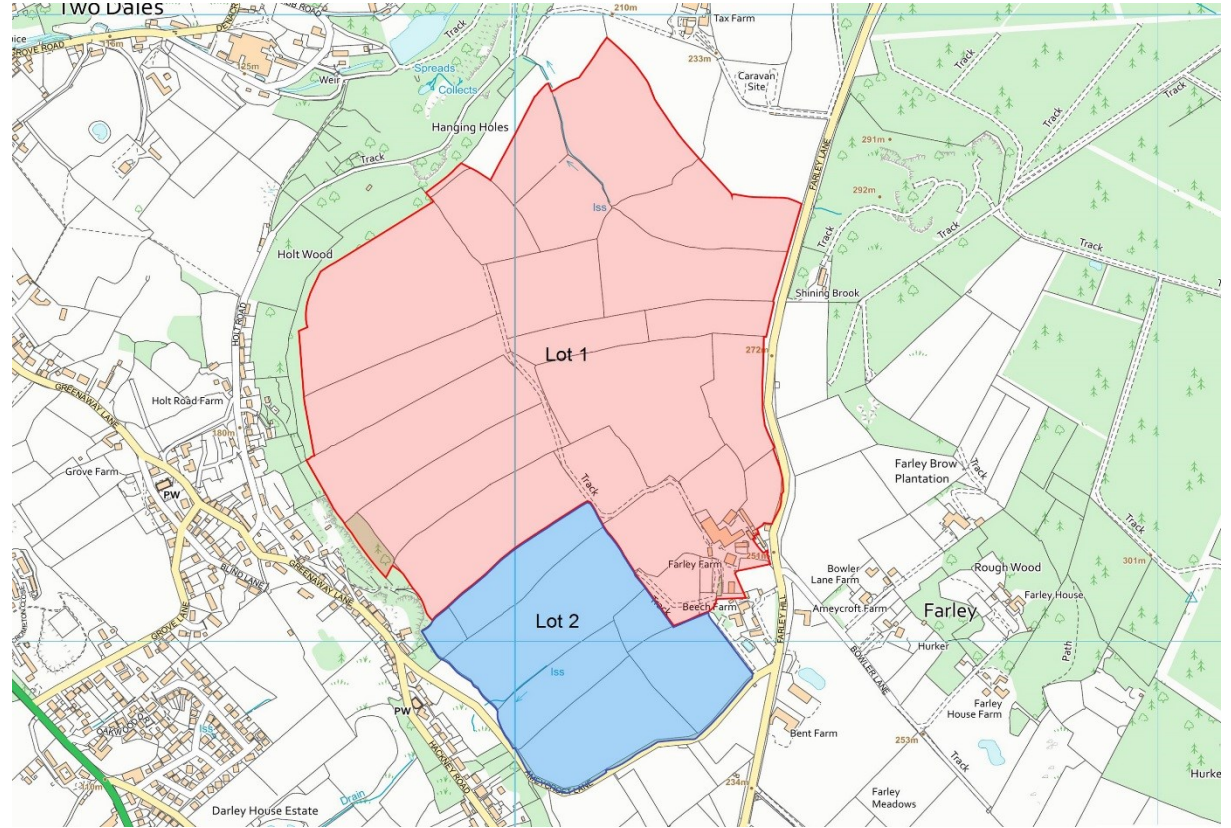


The land all adjoins the farmstead in a desired ring fence, and lays relatively flat, with multiple roadside access points as well as access from the farmyard boasting useful internal tracks suitable for large machinery. The land is all suitable for grazing of all types of livestock and/horses, and a large portion is suitable for mowing and/or arable rotation, with a mixture of dry stone walling, hedgerow, and post and rail fencing boundaries. The land is highly productive, offering rich swards of arable cropping, and providing a versatile block suited to those with great agricultural prospects. The land is classified as Grades 3 and 4 under the MAFF Agricultural Land Classification scheme. The property offers a sizeable acreage that has been well-maintained and utilised for agricultural purposes.

Manége

A sand arena offers exercising space for those with equestrian interests, bounded by post and rail fencing.

As a whole, Farley Farm offers approximately 147.06 acres (59.51 hectares). Alternatively, the property is offered in two lots with Lot 1 extending to approx. 115.89 acres (46.90 ha) including the farmhouse, buildings and land, and Lot 2 extending to approx. 31.17 acres (12.61 ha) of grassland. Lot 2 is not to be sold prior to Lot 1. Please refer to the property plan for the lotting split.





General Information

Services:

The property benefits from mains electricity, water via a private spring supply, and drainage via a septic tank. The farmhouse benefits from oil fired central heating.

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.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

Mineral, 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:

There are overhead powerlines across the land, where it is assumed the correct easements are in place. 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.

Council Tax Band: G **EPC Rating:** F

Local Authority:

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

Vendor's Solicitors:

Nigel Davis Solicitors, 3-4 Spire House, Waterside Business Park, Ashbourne, Derbyshire DE6 1DG

Method of Sale:

The property will be offered for sale by private treaty.

Viewing:

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

Broadband Connectivity:

It is understood that the property currently benefits from excellent broadband connectivity. However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

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.

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

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

