



Furlong Farm Brassington

**Furlong Farm
Middle Lane
Brassington
Matlock
Derbyshire DE4 4HL**



3



3



1



Lot A - 3.25ac



D

Lot B - 2.01ac

Furlong Farm offers an increasingly rare opportunity to acquire a smallholding, offered as a whole or in two lots. Lot A briefly presents a three-bedroom modernised bungalow set within 3.25 acres of grassland, whilst Lot B comprises agricultural buildings and 2.01 acres of grassland benefitting from planning permission for the erection of two new substantial dwellings.

The property boasts a rural yet accessible village location offering plentiful opportunity for those with equestrian, smallholder and/or development interests.

For Sale by Private Treaty

Guide Prices:

Lot A - £825,000 Lot B - £575,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





Furlong Farm

Location:

Furlong Farm is situated in a peaceful, rural position, boasting undisturbed views across the valley, whilst remaining nearby to the village of Brassington offering local public houses, a primary school, and Church. The property sits centrally between the popular towns of Ashbourne to the south (7.1 miles), Matlock to the north east (8.3 miles), Bakewell to the north (11.3 miles), and Belper to the east (12.4 miles). Each of these towns offer a wide range of amenities including high street shops, doctors surgeries, public houses, primary and secondary schools, supermarkets and fuel stations. The city of Derby locates within commuting distance just 18 miles to the southeast, whilst Sheffield locates 30 miles north, offering train stations to further a field locations. There are many nearby local walks, bridleways, trails and beauty spots in the nearby Peak District National Park, excellent for those who enjoy the outdoors and with equestrian interests.

Description:

Furlong Farm presents a unique opportunity to acquire a smallholding with development opportunities on the edge of a popular rural Derbyshire village, the property is offered as a whole or in two lots.

Lot A presents a fully modernised detached three-bedroom bungalow, with spacious accommodation throughout presenting a turn-key property for those seeking the enjoyment of 'country life', together with a part built detached garage, extensive gardens, and adjoining paddock totalling approximately 3.25 acres.

Lot B comprises a collection of agricultural buildings and adjoining paddock extending to approximately 2.01 acres, benefitting from full planning permission for the erection of two three-bedroom dwellings each boasting private outdoor spaces.

This is a rare opportunity to purchase a smallholding within a popular village location, and development opportunities such as these infrequently become available.

Directions:

Head north out of Ashbourne town centre on the A515 Buxton Road and continue straight for approximately 1.8 miles. Bear right as the road forks onto the B5056, signposted for Longcliffe. Follow the lane for approx. 2.7 miles before turning right onto Mill Lane signposted for Bradbourne. Continue on Mill Lane for 2 miles, heading into the village of Brassington, at the crossroads turn right onto Nether Lane and then immediate right again onto Middle Lane. Both Lots can be found at the very end of Middle Lane, indicated by our 'For



Pond

Middle Lane

Miners Field
Barn

Furlong Farm

Pond

Lot A - 3.79 acres

Lot B - 2.01 acres

Issues

Nether Lane

LANE

0m 20m 40m 60m

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Promap
LANDMARK INFORMATION

Lot A - Bungalow

An attractive stone-built bungalow having recently undergone full modernisation throughout to offer a perfect family home, with spacious accommodation and interiors finished to an immaculate standard. With rural outlooks across the adjoining paddock and beyond, the bungalow presents a peaceful and fully renovated home with accommodation conveniently spread across one floor. An entrance porch welcomes, with access into a wonderful open plan kitchen living space with fitted units and an island perfect for dining and entertaining, through to a separate sitting room situated to one end of the bungalow. A pleasant garden room locates off the kitchen area with patio doors opening onto the private gardens and patio area. The bungalow presents three good-sized double bedrooms, the master boasting a dressing room, and a family bathroom hosting a bath, shower, basin and w/c.

Externally, the property offers a well-maintained gravel patio area at the rear of the bungalow with ample space to enjoy outside dining and seating, offering far-reaching rural views. A large well-kept lawned garden extends from the patio, down to a small garden store. To the front of the bungalow a parking area presents space for multiple vehicles. There is a part built detached double garage with approval for accommodation to the first floor.

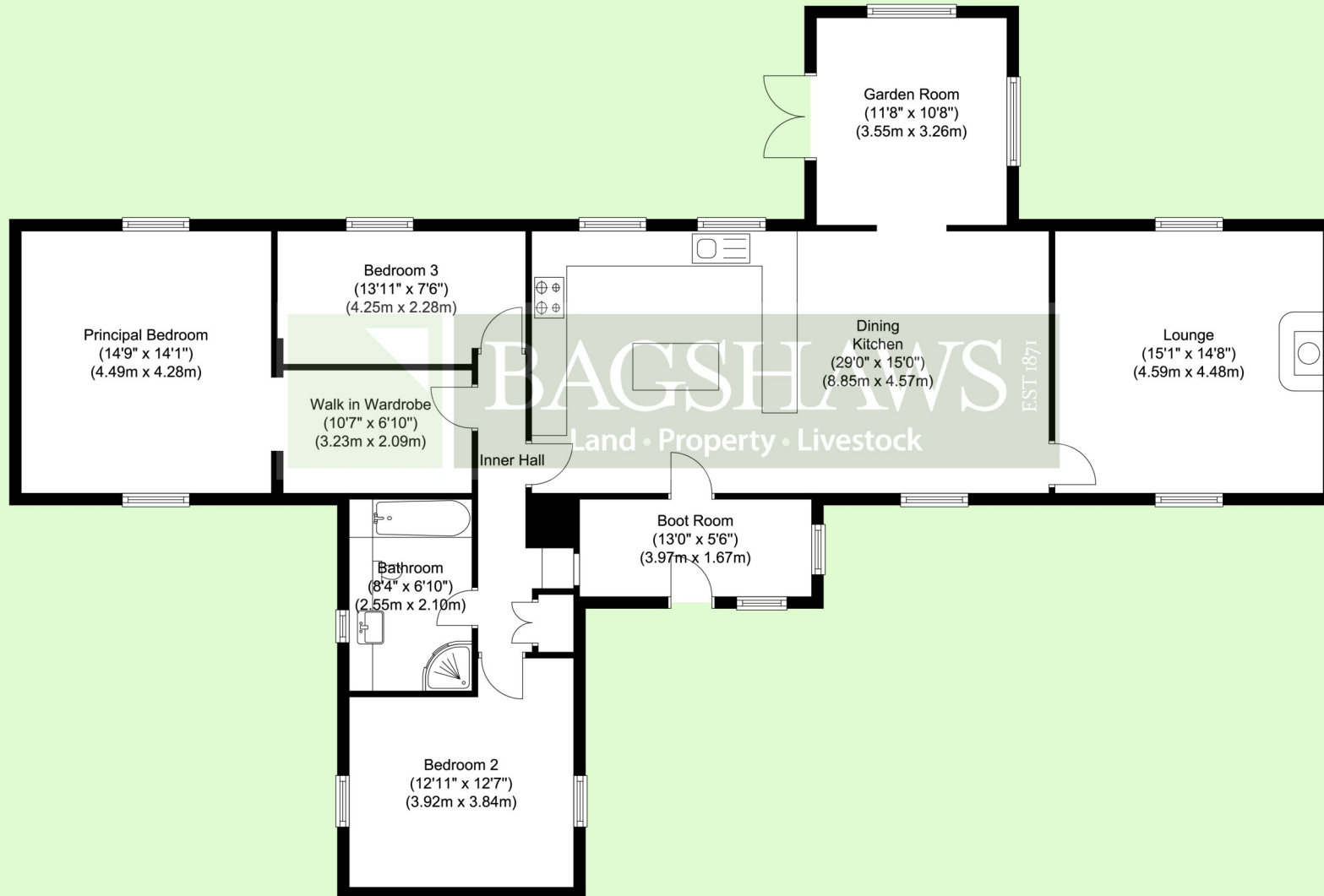


Lot A - Land

The land on offer with Lot A is in good heart and extends to approximately 3.25 acres (1.32 hectares), lying to the east of the property. The land is down to permanent pasture, all suitable for mowing and grazing of livestock and/or horses, bounded by dry stone walls and hedgerows. The acreage is manageable and will suit those with equestrian and/or smallholder interests.







Furlong Farm, Middle Lane, Brassington, DE4 4HL

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



Lot B - Buildings and Land

Lot B offers a plot of grassland extending to approximately 2.01 acres (0.81 hectares), accessed via a right-of-way through Lot A, with a small range of semi-modern agricultural outbuildings. The land is all down to grass, suitable for both mowing and grazing of livestock and/or horses.

The property benefits from full planning permission for the erection of two three-bedroom stone-built dwellings, each will benefit from private external spaces and integrated garages for indoor parking/storage areas. As a condition of the planning permission, the existing buildings must be demolished before the new dwellings can be constructed.

Each dwelling will have accommodation over two floors, both having an open plan living dining kitchen, a ground floor ensuite double bedroom and two first floor double bedrooms both with ensuite shower rooms.

Development opportunities such as this rarely become available, especially within rural villages, and will suit small-scale or private developers with the certainty of planning permission already attained.

Planning Permission:

The site has Full planning permission, granted by Derbyshire Dales District Council with All Matters reserved and listed below;

- Demolition of existing agricultural buildings and erection of 2 no. dwellinghouses permitted with conditions in September 2024 (Ref; 24/00832/FUL).

All copies are available upon request, or via the Local Planning Authority website.



Building A - South Elevation

Scale 1:100 @ A1



Building A - North Elevation

Scale 1:100 @ A1



Building A - West Elevation

Scale 1:100 @ A1



Building A - East Elevation

Scale 1:100 @ A1

DWG NO:	Furlong Farm Barns ... Site Elevations
CLIENT:	Mr and Mrs Wagstaffe
PROJECT:	Land to South of Furlong Farm Middle Lane Brassington DE4 4HL
TITLE:	Planning Permission
ORIGIN:	DATE: September 20, 2024
SCALE:	1:100 @ A1

General information

Services:

The property benefits from mains electricity and water, with private drainage, and 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, Sporting and Timber 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. Lot B has a right of way over the driveway through Lot A for access. Two third-parties have a right of way over the driveway through both lots to access neighbouring parcels of land.

Council Tax Band: E

EPC Rating: D

Local Authority:

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

Viewing:

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

Method of Sale:

The property will be offered for sale by private treaty.

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service. 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 has good mobile network coverage. Prospective purchasers are advised to consult the website of Ofcom (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this area.

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.







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Land • Property • Livestock

The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire, DE45 1AH

T: 01629 812777

E: bakewell@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
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