

Lot 3, War Farm
Bradley

BAGSHAWS EST 1871
Land • Property • Livestock

Lot 3 War Farm

Bradley

Ashbourne

Derbyshire

DE6 1PH

11.70 ac

A substantial period brick built building comprising of stables, workshop and storage area. Part of the building has a first floor. Adjoining is a large cowshed and two more stables. This would provide a significant residential conversion.

It is a set in 11.70 acres of pasture land which is divided into well fenced and useful paddocks eminently suitable for equestrians or small holding interest.

Asking Price:

650,000

Ashbourne Office - 01335 342201

ashbourne@bagshaws.com



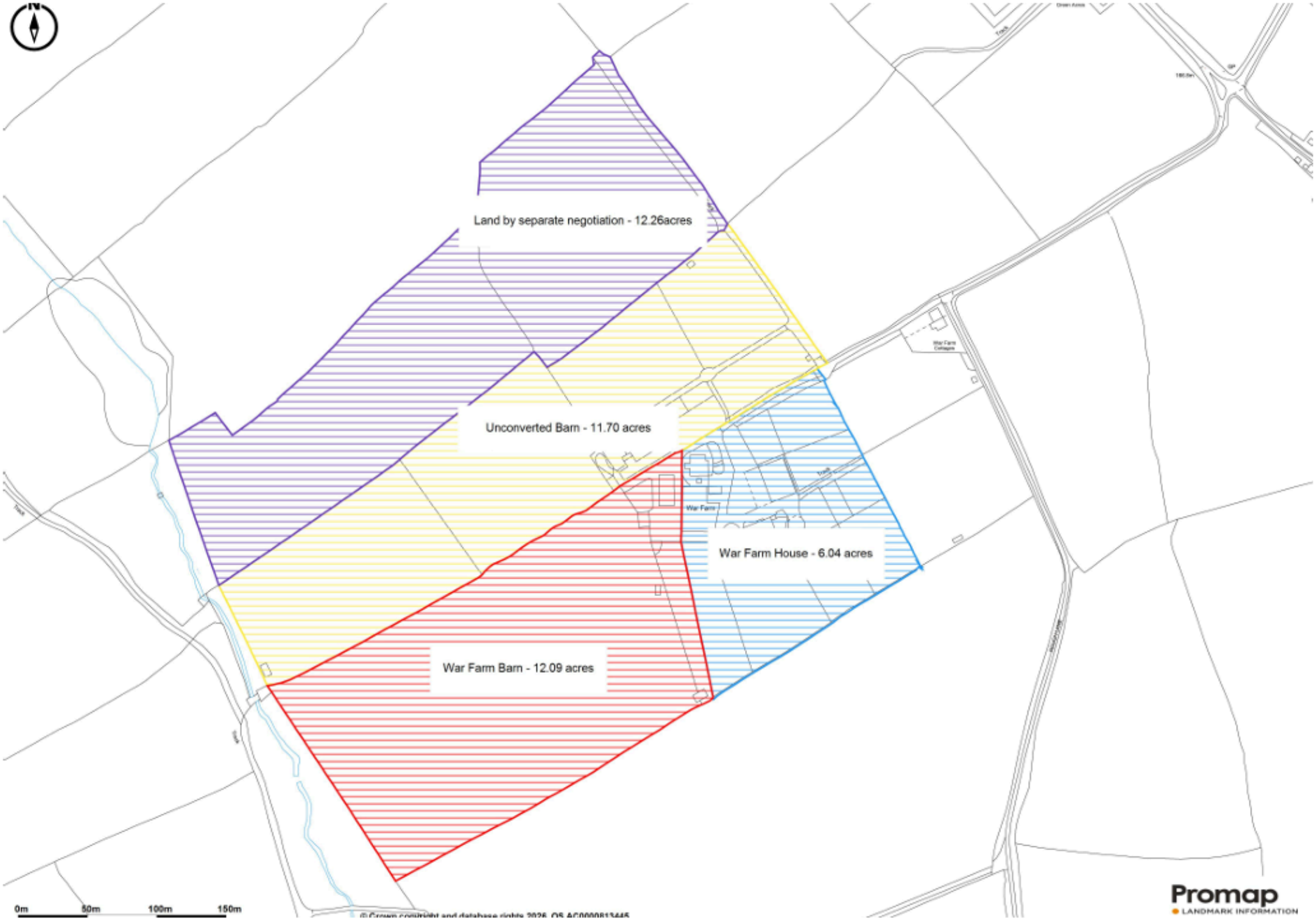












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General Information

Services:
Mains Water and Electricity.

Tenure and Posessions:
The property is sold subject Freehold with vacant possession.

Rights of way, Wayleaves and Easements:
The property is sold subject to and with the benefit of all rights of way, easments and wayleaves whether or not defined in these particulars. There is a public footpath and bridlepath through the bottom half of one of the paddocks that runs paralell to the hedge.

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.

Local Authority:
Derbyshire Dales District Council
Application number 06/00361/FUL

Directions:
What3words:: ///sisters.lashed.depth

Viewings:
Strictly by appointment through the Ashbourne Office of Bagshaws as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com

Overage:
The property is subject to an overage but is not triggered by conversion of any existing agricultural buildings to residential purposes, nor does it prohibit the erection of new agricultural buildings on the land.

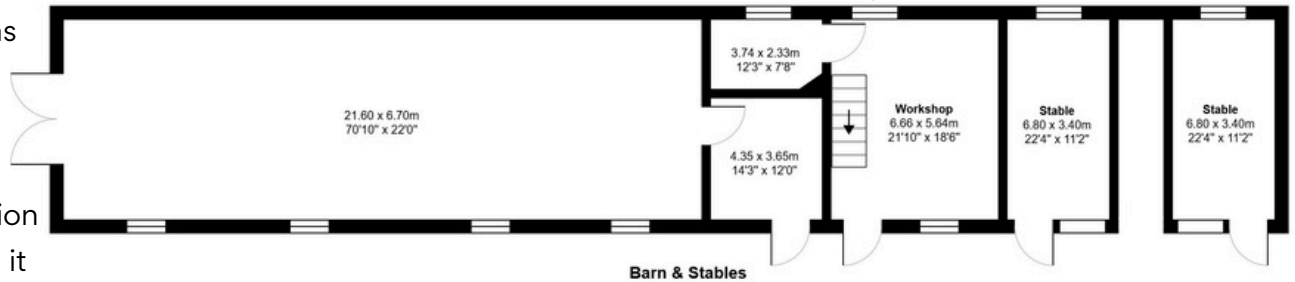
Broadband Connectiviity:

It is understood that the property currently benefits from satisfactory 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.

Anti-Money Laundering Checks
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

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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Vine House, Ashbourne, Derbyshire, DE6 1AE
T : 01335 342201
E : ashbourne@bagshaws.com
www.bagshaws.com
In partnership with Bury and Hilton

Bagshaws
Ashbourne 01335 342201
Bakewell 01629 812777
Uttoxeter 01889 562811

Bury & Hilton
Leek 01538 383344

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