



Graham Watkins & Co.

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**Bailey Flatt Farm, Red Gap Lane, Fairfield, Buxton,
Derbyshire, SK17 7JG**



For Sale By Private Treaty

(subject to contract)

Bailey Flatt Farm

Red Gap Lane, Fairfield, Buxton, Derbyshire, SK17 7JG

Offered For Sale in Four Lots:-

Lot One - Existing stone farm house, traditional stone farm buildings, other farm buildings and land extending to 21.60 acres or thereabouts

Please Note - Planning permission has previously been given to convert the Dwelling and adjoining stone buildings into three modern dwellings as detailed under planning permission number HPK/2012/0380. This application has recently been resubmitted under reference number HPK/2018/0411. More details and plans in these particulars

Lot Two - Grassland extending to 59.25 acres or thereabouts

Lot Three - Grassland extending to 8.65 acres or thereabouts

Lot Four - Grassland extending to 17.89 acres or thereabouts

Directions

If traveling from the centre of Buxton, take the A6 towards Doveholes and Stockport, and take the third turn on the right hand side by Selecta Tyres onto Waterswallows Road. Proceed along this road for a short distance and just past the 19th Hole Public House and the Golf Club, take a right hand turn by a red container box. Follow this road onto Red Gap Lane for approximately 1 mile and the property can be found on your right hand side as indicated by the agents 'For Sale' board.

LOT 1

Description – Bailey Flatt Farm House, Buildings and Land Extending to 21.60 Acres or Thereabouts

The dwelling is constructed of stone under a slate roof. Planning permission has previously been granted for the dwelling and stone buildings to be converted into three modern dwellings as detailed below.

The current accommodation of the dwelling is briefly described below:-

Entrance Door

Spacious Kitchen / Living Room – 7.81m x 3.04m extending to 5.54m (maximum)

With range of wall and base kitchen units, single drainer sink unit, open fire place and built in cupboard

Utility Room – 2.16m x 2.99m

Sitting Room – 5.44m x 4.22m

With open fire place, built in cupboard and radiator

Bathroom – 3.89m x 3.47m

With bath, wash hand basin, low flush WC and radiator



Staircase leading to **First Floor Landing** and giving access to:-

Bedroom Number 1 – 4.29m x 3.76m

With built in cupboard and radiator

Bedroom Number 2 – 3.01m x 5.61m

With windows to two elevations

Bedroom Number 3 – 2.73m x 4.51m

Bedroom Number 4 – 2.64m x 3.29m

Second Staircase giving access to:-

Bedroom Number 5 – 3.57m x 3.39m

Outside

To the front of the property there is a small stone flagged forecourt.

It is noted that the property has far reaching views to the front of the dwelling.

Buildings

Adjacent to the dwelling house there are a range of stone and mainly stone slate buildings which are part of the previous planning permission for conversion.

At present, these comprise of the following;

Loose Box - 6.17m x 2.49m

Shippon - 5.88m x 4.39m

With loft over

Shippon - 7.86m x 6.28m

With loft over

Shippon - 9.30m x 3.30m

With loft over

Loose Box - 4.14m x 9.22m

Fuel Store - 1.80m x 2.73m

Constructed of brick

Feed Room - 4.08m x 3.70m

Constructed of block with corrugated roof

Mono Pitched Store and Passage Way - 3.23m x 5.04m

Constructed of block and asbestos

To the rear, there is a ***Shippon for 26 - 14.8m x 9.89m***

Constructed of block with asbestos roof

Lean-to Shippon - 8.44m x 3.43m

Constructed of stone with corrugated roof

Loose Box - 8.4m x 6.08m

Constructed of stone under a corrugated roof

Close to the dwelling house there are a further range of buildings which may have potential subject to necessary consents.

Stone and asbestos corrugated roofed building comprising:-

Loose Box - 3.01m x 2.82m

Loose Box - 2.75m x 6.59m

Stone and stone slate range comprising:-

Open Ended Workshop - 6.55m x 3.04m

Shippon - 2.94m x 6.31m and 4.39m x 3.20m

Loose Box - 1.71m x 4.40m

Constructed of block and asbestos

Loose Box - 5.25m x 10.83m

Constructed of timber and corrugated sheeting

Mono-Pitched Implement Building - 5.57m x 5.60m

Constructed of block and profile sheeted roof



A short distance from the stone buildings around the homestead there is a range of modern farm buildings in an elevated position, these include:-

Cubicle Building – 18.33m x 14.14m

Constructed of concrete block and asbestos roof, with part asbestos side cladding and cubicles for 58

Adjacent there is a concrete block built ***Loose Cattle Yard – 22.52m c 10.13m***

With loft over part and internal feed barriers

Adjacent there is a well constructed wooden ***Cattle Handling Race***

Manure Storage Area

Land

The land associated with lot 1 is in a ring fence, reasonable level in nature and of a good productive capacity and capable of growing good crops of grass with the majority being suitable for mowing as well as grazing purposes

<u>OS Field Number</u>	<u>Description</u>	<u>Area (hectares)</u>
Pt 4333	Grassland	1.95
4528	Grassland	0.43
3711	Grassland	1.68
4710	Grassland	1.84
4090	Grassland	2.04
4621	Grassland	0.45
	Homestead	<u>0.35</u>
		8.74 Hectares or 21.60 Acres or thereabouts



Right of Way

Please note there will be a right of way reserved over Lot 2 for the benefit of Lot 1 off the entrance road at the northern end of Lot 2

Services

We understand that the property is connected to mains electricity with water and drainage being by private means.

There is a natural pond within this lot that provides natural drinking facilities for livestock.

Local Authority

The local authority is High Peak Borough Council to whom all enquiries with regarding to planning or other relevant issues should be addressed.

Planning

Planning permission was granted under planning reference HPK/2012/0380 for permission to convert the farm buildings that are adjacent to the dwelling house into residential accommodation, the position at the moment in that this has lapsed and the client has recently re-submitted the application under reference number HPK/2018/0411.

The three dwellings briefly comprise of:-

Main Farmhouse - Kitchen, dining room, lounge, study and utility room, shower room, four bedrooms, bathroom and open gallery landing

Cottage One - Kitchen, lounge, utility room, shower room, three bedrooms and bathroom

Cottage Two - Kitchen, dining room, lounge, utility room, shower room, three bedrooms and bathroom

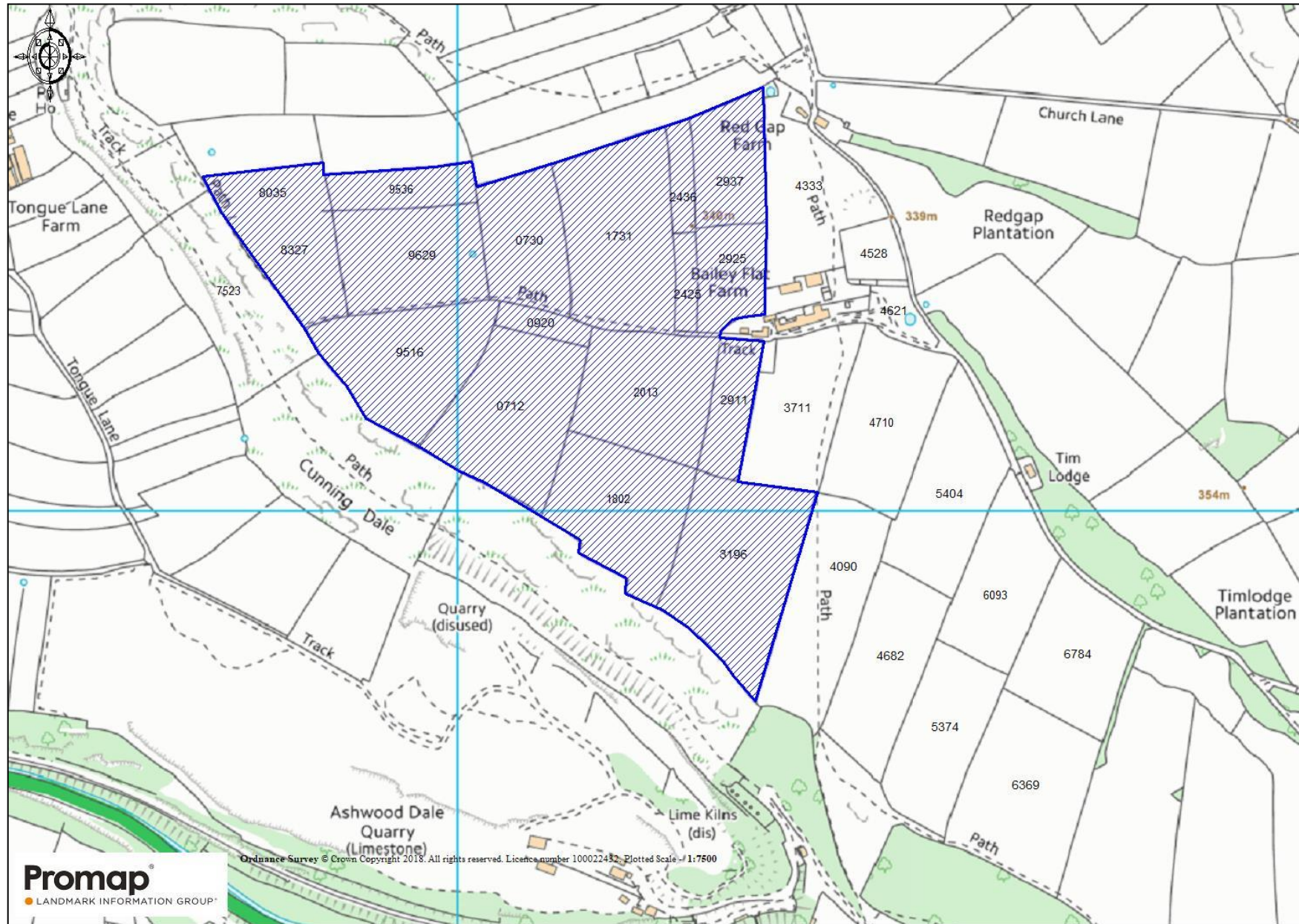
The plans with regards to the proposed works are shown below.

Solar Farm

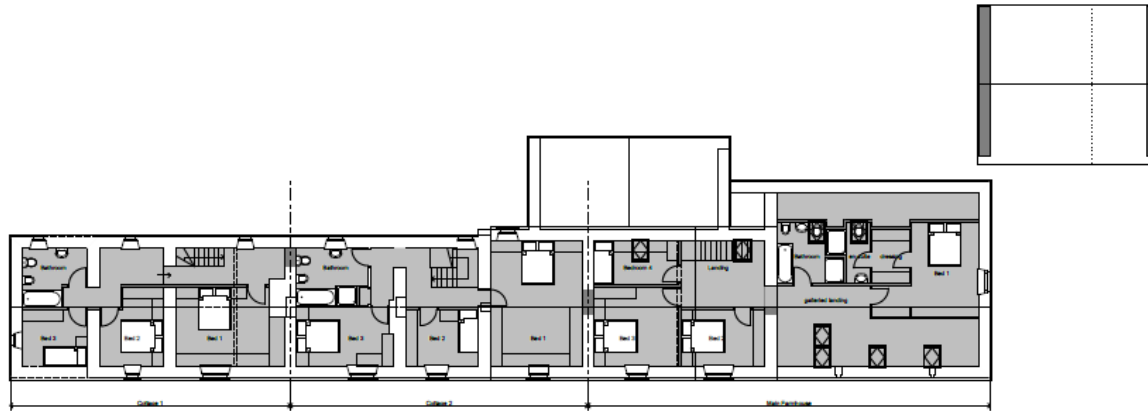
We understand that the vendor has recently entered into a provisional heads of terms for a block of land, contained within lot 2 and we are informed that it covers the land shaded blue on the plan below, for the installation of a solar farm, which if implemented will potentially produce an annual rent of £1,500 per hectare for a potential lease term of 40 years. Full details of which are available from the agent's office. Please note these are not legally binding at this stage.

The below plan shows the approximate area covered by these heads of terms edged in blue:

Plan showing land with solar potential



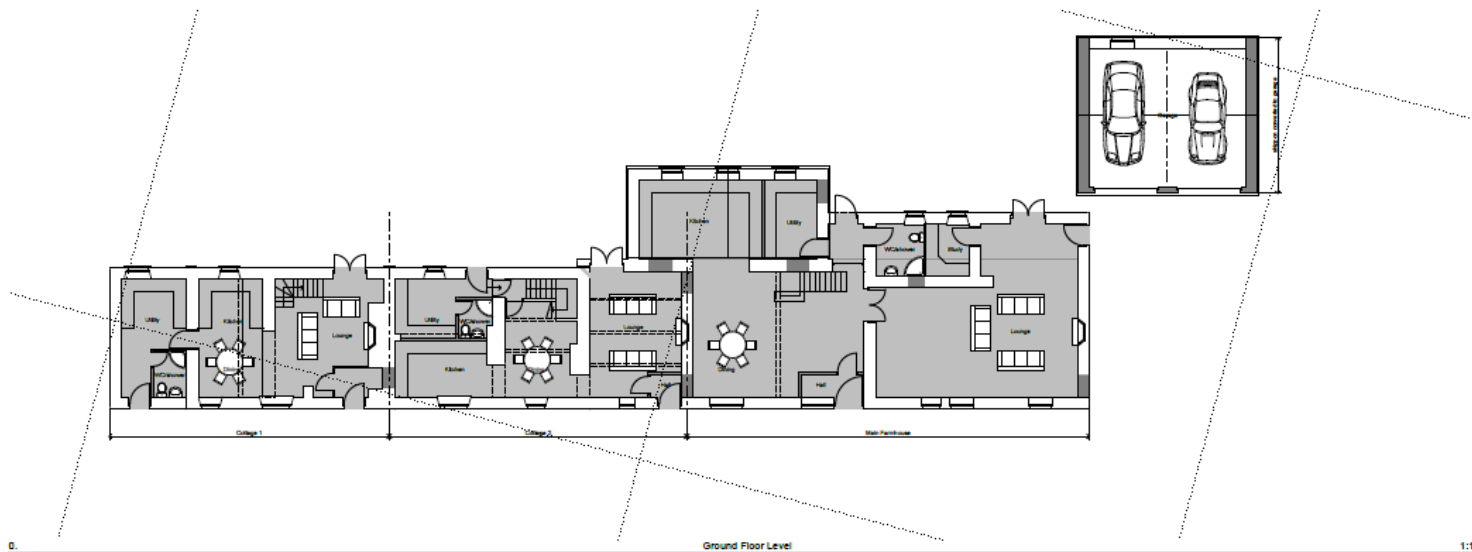
Proposed Floor Plan



1.

1st Floor Level

1:100



0.

Ground Floor Level

1:100

Rev. A: 08/2024

Noted suitable for planning application

Localis Design Associates Ltd

7 Buxton Road West

Sheff

0113 244

T: 01483 788122 F: 01483 788177

Project

Proposed redevelopment

Client

M.C. Moran

Baldry Park Farm, Parkfield, South 9017 752J

Design

Proposed Ground & 1st floor plans

Revision 1/1

Scale

1/50 @ A1

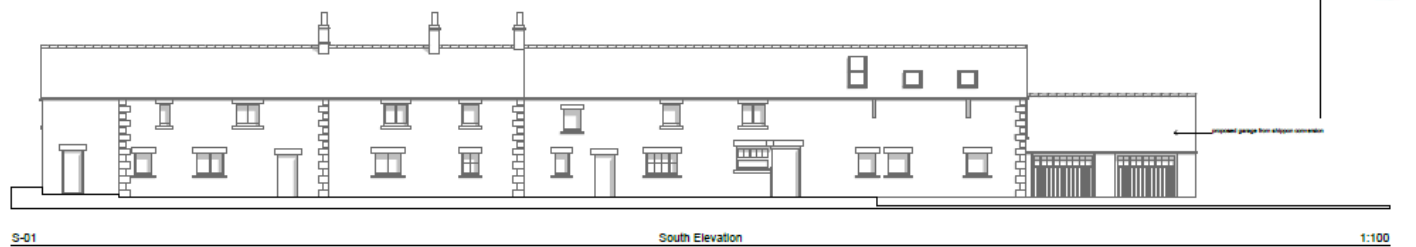
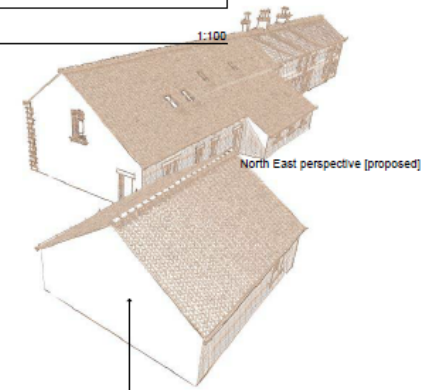
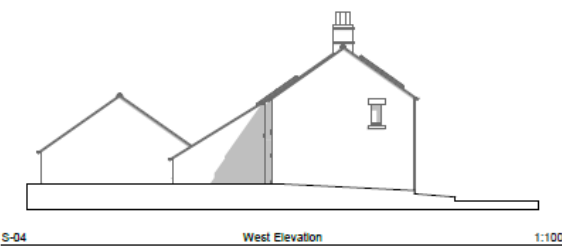
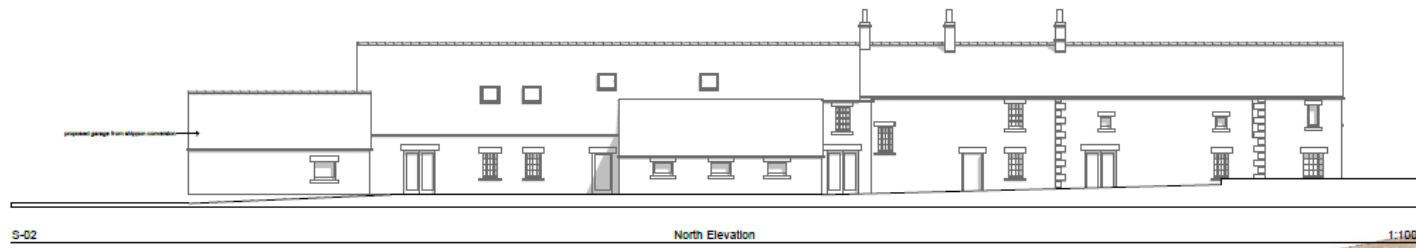
Date

03/24

Proposed Elevations

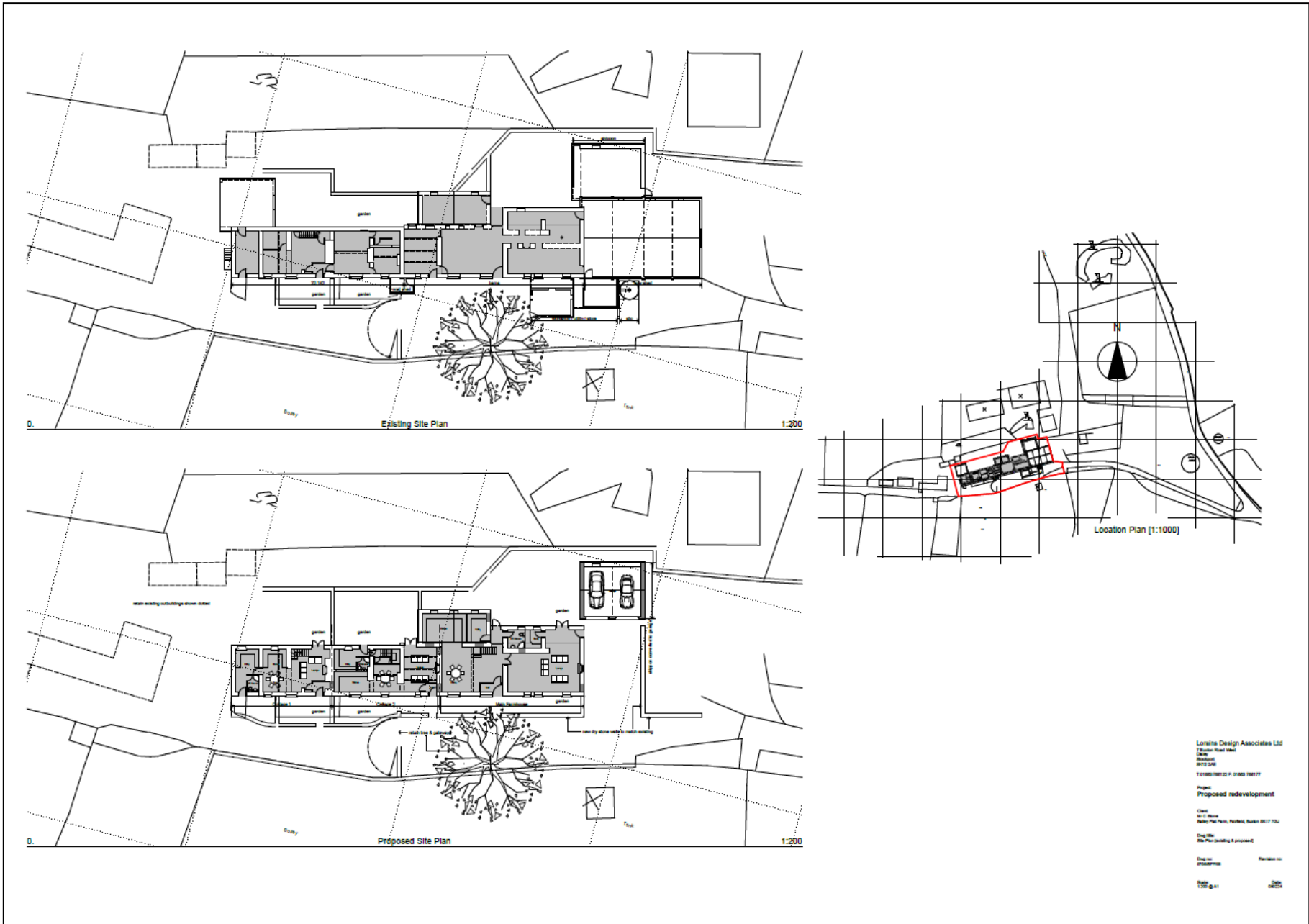
South East perspective [proposed]

External Materials:
 Roof: Natural stone / stone or gravel roofing with copper/lead type roof lights
 Walls: Traditional brickwork / stone walls / stone walls to match existing
 Windows: Timber sash windows, painted black
 Windows: Black 12 round PVCu gutters with 15mm de water.



Lorraine Design Associates Ltd
 7 Zetland Road, Belfast
 BT10 2AP
 T: 028 902 1887 F: 028 902 1887
 Project:
Proposed redevelopment
 Client:
 Mr. C. Byrne
 Belle Vue Park, Parkhill, Belfast BT17 7LJ
 Date:
 01/06/2022
 Scale:
 1:100 @ A1

Proposed Site Plan



LOT 2

Description Land Extending to 59.25 Acres or Thereabouts

This comprises a block of adjacent land with access of Red Gap Lane. The land is reasonably level in nature and considered to be in good heart being suitable for grazing purposes together with a large proportion being suitable for mowing also.

The block of land offers an ideal opportunity for the purchaser of lot 1 to acquire additional land or alternatively as a separate block of accommodation land of particular interest to local farmers. There will be a right of way reserved over Lot 2 for the benefit of Lot 1 at the northern end to allow a second access to Lot 1.

The land is further described in the schedule below:-

<u>OS Field Number</u>	<u>Description</u>	<u>Area (hectares)</u>
2937	Grassland	1.08
Pt 4333	Grassland	0.10
2436	Grassland	0.33
1731	Grassland	2.42
2911	Grassland	0.71
3196	Grassland	2.51
2425	Grassland	0.27
2925	Grassland	0.82
0730	Grassland	1.32
0920	Grassland	0.28
2013	Grassland	1.90
1802	Grassland	1.94
0712	Grassland	2.20
9536	Grassland	0.69
9629	Grassland	1.77
9516	Grassland	1.98
8035	Grassland	0.64
8327	Grassland	1.05
7523	Grassland	<u>1.97</u>
		23.98 Hectares or 59.25 Acres or thereabouts

Please Note: Field 7523 is part of a SSSI (Site of Special Scientific Interest)

We understand that this area of land has a mains water connection which is served by the supply that also serves lot 1. Suitable arrangements will be provided for in the contract in order to protect this arrangement.

LOT 3

Description Land Extending to 8.65 Acres or Thereabouts

This comprises a block of two level grassland fields, which are suitable for mowing as well as grazing purposes.

The land lies adjacent to lot 1 along the eastern boundary and has good frontage to the road that runs along the north eastern boundary.

The block of land offers an ideal opportunity for the purchaser of lot 1 to acquire additional land or alternatively as a separate block of accommodation land of particular interest to local farmers.

We note that there is a pipe water supply from the natural pond within lot 1.

The land is further described in the schedule below:-

<u>OS Field Number</u>	<u>Description</u>	<u>Area (hectares)</u>
5404	Grassland	1.88
4682	Grassland	<u>1.62</u>
		3.50 Hectares or 8.65 Acres or thereabouts



LOT 4

Description Land Extending to 17.89 Acres or Thereabouts

This comprises a block of land which adjoins lot 3 along the eastern boundary and has frontage to the road that runs along the north eastern boundary from which there is a gated access. The land is reasonably level in nature and is suitable for mowing as well as grazing purposes.

The block of land offers an ideal opportunity for the purchaser of lot 3 to acquire additional adjacent land or alternatively as a separate block of accommodation land of particular interest to local farmers.

We understand that this area of land has a mains water connection which is served by the supply that also serves lot 1. Suitable arrangements will be provided for in the contract in order to protect this arrangement.

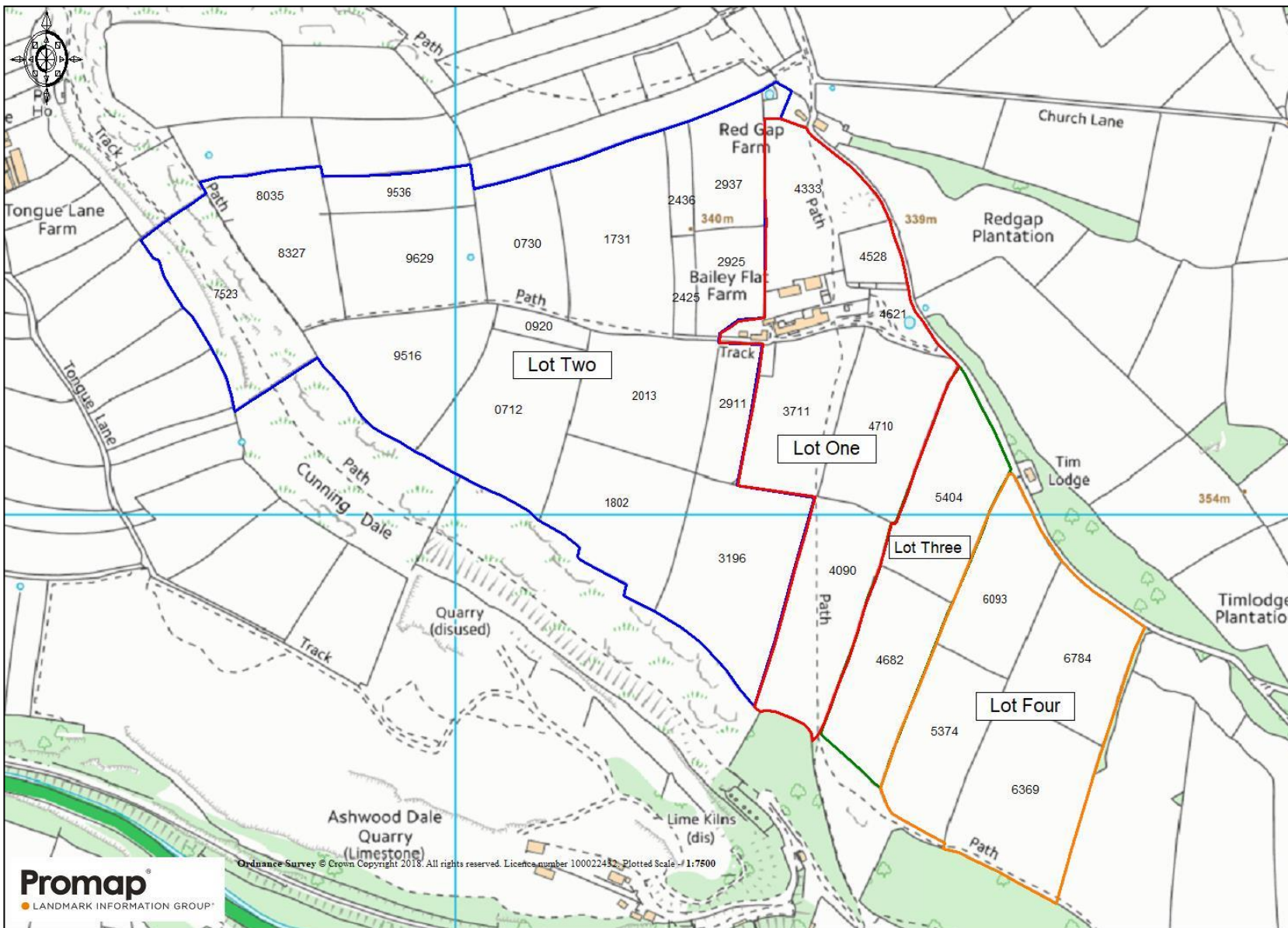
The land is further described in the schedule below:-

<u>OS Field Number</u>	<u>Description</u>	<u>Area (hectares)</u>
6093	Grassland	1.57
6784	Grassland	1.69
5374	Grassland	1.62
6369	Grassland	<u>2.36</u>
		7.24 Hectares or 17.89 Acres or thereabouts

FOR IDENTIFICATION ONLY – NOT TO SCALE

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Basic Payment Scheme

All the eligible land was registered for the basic payment scheme in 2015 and the entitlements are not included with the sale.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Mapping

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

Wayleaves and Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Viewing

By prior arrangement through the Agents. Please email: enquiries@grahamwatkins.co.uk or telephone 01538 373308

Mortgage Provision

If you are thinking of buying a property, either through us or another agent, and require mortgage advice then please contact our office with your details and we can get our independent mortgage advisor to contact you to arrange a free no obligation meeting

Thinking of Moving?

If you have a property you are thinking of selling or renting then please contact us for a free market appraisal and advice on the best way forward. Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

Websites

www.grahamwatkins.co.uk

www.rightmove.co.uk

www.primelocation.co.uk

www.zoopla.co.uk

www.onthemarket.com

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