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**Barracks Farm,
Beresford Lane, Hulme End, Buxton, Derbyshire, SK17 0HQ**



FOR SALE BY PRIVATE TREATY

Barracks Farm,

Beresford Lane, Hulme End, Buxton, Derbyshire, SK17 0HQ

A UNIQUE OPPORTUNITY IN AN IDYLIC LOCATION

Barracks Farm offers an opportunity which is truly unique on the market, it comprises a traditional farm which has the benefit of an established static caravan site. The site has been run by the current owner for a number of years and offers enormous earning potential and further opportunities. There is also a field beyond this for touring caravans and camping during the season. The residential accommodation at Barracks Farm provides a three bedroom detached farm house, together with 53.21 acres or thereabouts in total.

Barracks Farm is offered for sale as a whole or in three lots:

Lot One - farmhouse, range of outbuildings, caravan and campsite and 37.06 acres of land

Offers Over: £2,000,0000

Lot Two - stone and tiled barn together with 4.76 acres of land

Offers Over: £125,000

Lot Three - 11.39 acres or thereabouts of land

Offers Over: £150,000



SITUATION

Barracks Farm is situated along Beresford Lane in Hulme End, in the heart of the Peak District National Park, surrounded by the picturesque scenes of the Beresford Dales. The property is close to the popular and busy villages of Warslow and Hartington, being situated approximately 10 miles from Ashbourne, 11 miles from Leek and 12 miles from Buxton.

DIRECTIONS

From our Leek office take the A53 towards Buxton, after a short distance turn right onto Thorncliffe Road. Follow this road for approximately 3.4 miles, making sure to go past The Reform Inn public house until reaching The Mermaid Inn bed and breakfast. Here, turn right signposted for Warslow and Elkstones. Continue along this road and after approximately 2 miles merge onto Leek Road, at the junction turn left onto the B5053 (Cheadle Road). Then, turn right onto the B5054, when reaching The Manifold Inn public house turn right and after a few hundred yards turn left again, continue along this road until reaching the junction. At the junction go straight ahead onto Beresford Lane, follow the lane for approximately 1 mile and the property will be situated on the left hand side indicated by our 'for sale' board.

LOT ONE – FARMHOUSE, RANGE OF OUTBUILDINGS, CARAVAN AND CAMPSITE AND 37.06 ACRES OF LAND

Barracks Farmhouse comprises a stone and tile, two storey dwelling together with a small range of traditional stone and tiled outbuildings including a timber frame and sheeted machinery/produce store, all lying in 37.06 acres of grassland.

FARMHOUSE

The property briefly comprises the following accommodation: -
uPVC front door giving access to:

Kitchen – 4.43m x 3.61m

With part tiled walls, base units, built in cupboard, carpeted floor, Rayburn, uPVC window to rear elevation and doors off leading to utility room and living room.

Utility Room – 1.98m x 2.36m

With fully tiled floor and walls, built in cupboard and uPVC window to rear elevation.

Bathroom

With fully tiled floor and walls, lavatory, heated towel rail, hand wash basin and bath.

Living Room – 3.94m x 3.63m

With uPVC window to front elevation, carpeted floor, tiled fireplace with surround.



Hallway – 1.97m x 2.70m

With stairs off, under stairs storage and door to outside.

Staircase leading to First Floor Landing giving access to: -

Bedroom One – 3.62m x 4.41m

With carpeted floor and uPVC windows to rear and side elevation.

Bedroom Two – 2.54m x 3.91m

With carpeted floor and uPVC window to front elevation.

Bedroom Three – 2.91m x 3.04m

With carpeted floor and uPVC window to front elevation.



OUTSIDE

To the front of Barracks Farmhouse there is a large, traditional farmhouse garden with flower borders and stone wall.

Please note – numbers of buildings as shown on the building plan are for reference purposes only.

To the right of the property there is the following: -

1 - Adjoining Garage – 5.12m x 2.82m

To the left of the property there is the following: -

2 - Adjoining timber and sheeted outhouse comprising the following: -

Room One – 3.47m x 4.33m

Room Two – 2.60m x 2.78m



FARM BUILDINGS

Barracks Farm comprises a range of traditional built stone and tile outbuildings together with a large timber and sheeted machinery/fodder store.

Please note – numbers of buildings as shown on the building plan are for reference purposes only.

3 - Stone and Tile Shippon – 4.65m x 8.75m

With 4 holding pens and loft above.

4 - Adjoining Timber and Sheeted Lean To – 4.16m x 3.01m

5 - Former Dairy – 2.82m x 4.30m

Currently used as storage space and door to rear.

The following buildings are arranged in a ‘U’ shape and comprise the following: -

6 - Part stone and timber dilapidated building

7 - Stone and tile shippon – 4.94m x 13.04m

With 9 cattle pens and open sided to side elevation.

8 - Adjoining timber and tile store – 2.92m x 6.48m

9 - Timber frame and sheeted lean to – 11.77m x 3.29m

10 - FYM Store

11 - Sheeted Principal Machinery/ Fodder Store – 14.33m x 21.54m

With earth floor, part block wall to side elevation and open sided to other elevation

12 – Timber frame and Sheeted Lean To – 3.61m x 4.88m



CARAVAN AND CAMPSITE

Barracks Farm is an approved caravan and campsite, within the caravan site are the following outbuildings:

Stone and Tile Outbuilding comprising the following:

Men's Bathroom

With 3 lavatories, 3 wash hand basins and 2 shower cubicles.

Ladies Bathroom

With 5 lavatories, 3 wash hand basins and 2 shower cubicles.

Adjoining Utility Room – 1.74m x 2.85m

With hand wash basin and window to the side.

Stone and Sheeted Former W.C – 3.7m x 3.4m

Currently used as storage.

Stone and Sheeted Part Tiled Former W.C – 2.98m x 3.75m

Currently used as storage.



PLAN OF FARMBUILDINGS
(NOT TO SCALE - FOR IDENTIFICATION ONLY)



LAND

The land extends to 37.06 acres or thereabout of grassland, with access directly from the farmyard and is ring fenced. The land is undulated in nature and is in good heart, being capable of growing good crops of grass for mowing or grazing. The land has a natural stream running through it.

The land can be further described in the schedule below: -

<u>Field NO.</u>	<u>Description</u>	<u>Area (Ha)</u>
4269	Grassland	2.75
5282	Grassland	2.88
4284	Woodland	0.25
3384	Grassland	1.72
1283	Grassland	2.48
1774	Grassland	1.41
3073	Grassland	0.36
-	Camp Site	1.61
-	Caravan Site	0.90
-	Farmstead	0.64
		15.00 Hectares
		Or 37.06 Acres
		or thereabouts

SERVICES

We understand the land does not have a mains water supply, but a natural water supply is available by stream. Interested parties should carry out their own inspection to satisfy themselves.



LOT TWO

STONE AND TILED BARN TOGETHER WITH 4.76 ACRES OF LAND

The land extends to 4.76 acres or thereabouts and is undulated in nature. The land has excellent gated access from Beresford Lane, being in good heart and suitable for mowing or grazing.

With the land there is a small single story stone and tile construction barn. The barn has the potential for development subject to necessary consents.

Stone and Tiled Barn – 5.34m x 9.80m

The land can be further described in the schedule below: -

<u>Field NO.</u>	<u>Description</u>	<u>Area (Ha)</u>
5359	Grassland	2.02
		2.02 Hectares
		Or 4.99 Acres
		or Thereabouts

SERVICES

We understand that the land does not have a mains water supply.

Lot Two can be seen outlined in blue on the plan provided.



LOT THREE

11.39 ACRES OR THEREABOUTS OF LAND

The land extends to 11.39 acres or thereabouts in a ring fence. The land is level in nature with good, gated access from Beresford Lane. The land is in good heart, being suitable for either mowing or grazing purposes. To the southern and western boundaries of the land is a small area of woodland.

The land can be further described in the schedule below: -

<u>Field NO.</u>	<u>Description</u>	<u>Area (Ha)</u>
0464	Grassland	2.49
0955	Grassland	1.38
9953	Woodland	0.78
		4.65 Hectares
		Or 11.49 Acres
		or Thereabouts

SERVICES

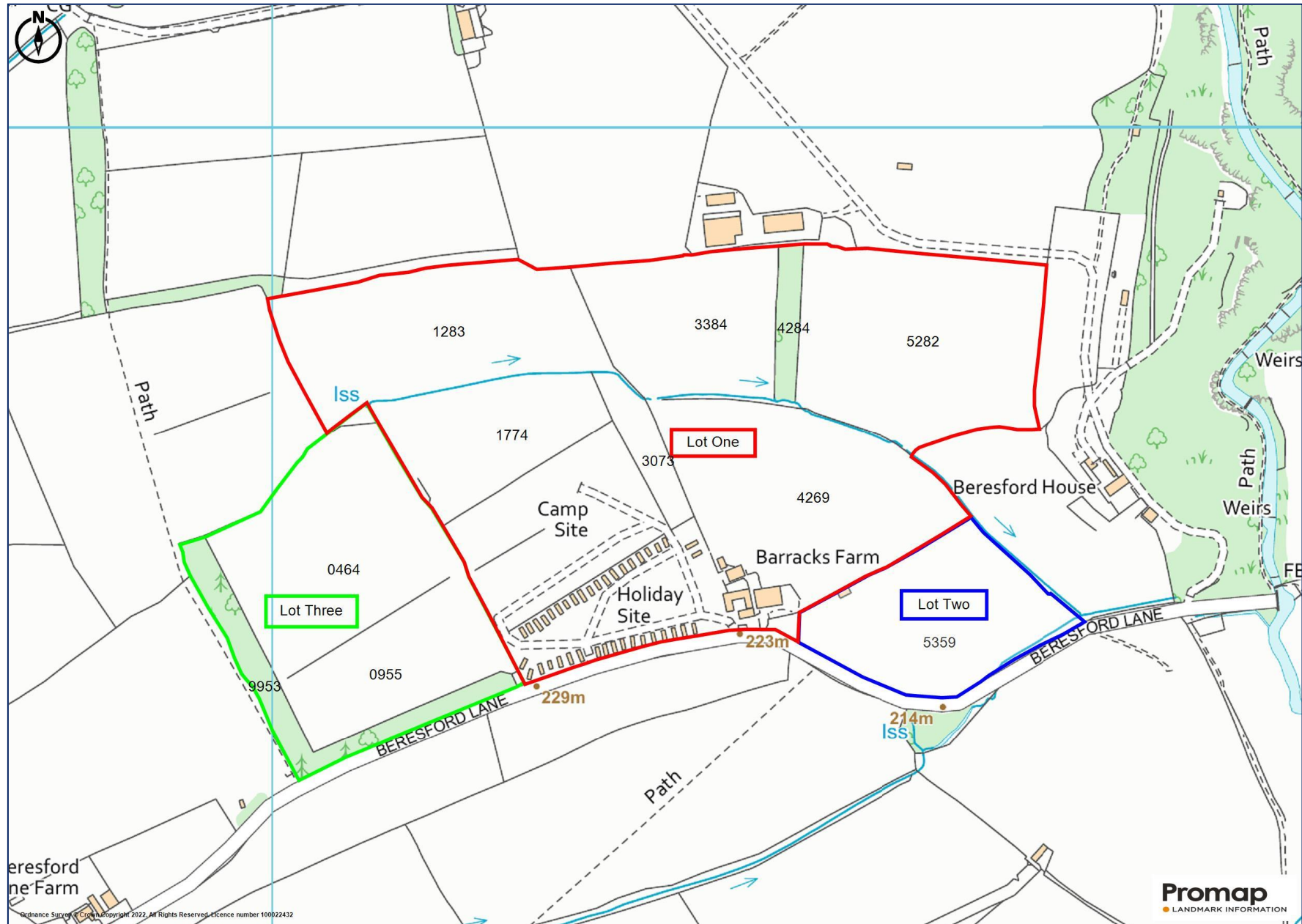
We understand that the land has a natural water supply.

Lot Three can be seen outlined in green on the plan provided.

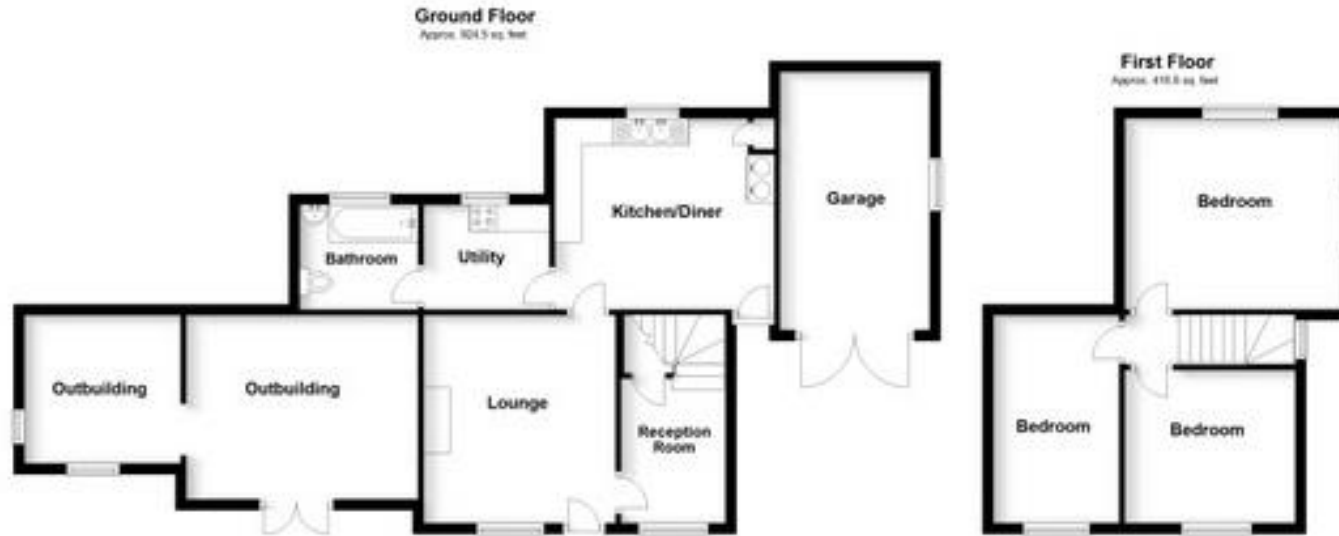


FOR IDENTIFICATION ONLY – NOT TO SCALE

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FLOOR PLAN AND EPC



Energy performance certificate (EPC)			Score	Energy rating	Current	Potential
Barracks Farm Hulme End BUXTON SK17 0HQ	Energy rating G	Valid until: 22 August 2032	92+	A		
		Certificate number: 2213-1616-0184-5118-5292	81-91	B		
Property type	Detached house	Total floor area	86 square metres	69-80	C	71 c
				55-68	D	
				39-54	E	
				21-38	F	
				1-20	G	15 G

SERVICES

We understand the property is connected to mains electricity and water, with no heating system in place.

BASIC PAYMENT SCHEME

All the eligible land was registered for the Basic Payment Scheme and annual entitlements have been claimed. The entitlements will be available to purchase by separate negotiation if desired.

LOCAL AUTHORITY

The local authority is Staffordshire County Council, Staffordshire Moorland District Council and Peak District National Park Authority, to whom any enquiries of a planning notice or other appropriate matter should be addressed.

TENURE AND POSSESSION

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

VIEWINGS

By prior arrangement through Graham Watkins & Co. Please email: enquiries@grahamwatkins.co.uk or telephone the office.

MEASUREMENTS

All measurements given are approximate and are 'maximum' measurements.

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.

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.

Messres. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
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