

# BANK HOUSE

# FARM

HULME END  
DERBYSHIRE



Touring park in need of further development, together with farmhouse, cottage and outbuildings, ideally located in the heart of the Peak District National Park

Freehold for sale.

Sole selling agents:

 **HUMBERTS LEISURE**

CHARTERED SURVEYORS  
PROPERTY SPECIALISTS TO THE HOLIDAY PARK AND PARK HOME INDUSTRIES



## SUMMARY

- Total site area approximately 5.66 hectares (14 acres) in a picturesque riverside location within the Peak District National Park.
- Certificate of Lawful Use or Development for 30 touring units during the week, 60 at weekends and 100 at Bank Holidays.
- Site Licence for 87 tents/touring pitches between 1 March and 31 October, split between two areas.
- Impressive 5 bed stone-built farmhouse and adjoining 2 bed cottage, plus range of outbuildings in a courtyard setting.
- Planning application made for consolidation of 65 touring and tenting pitches and redevelopment of buildings to include 7 apartments, new toilet/shower facilities, reception and storage.

The property lies within the Peak District National Park and is situated on the edge of the small village of Hulme End, approximately 22 km (13½ miles) south of Buxton, and 22.5km (14 miles) to the north of Ashbourne via the A5154. The attractive market towns of Bakewell, Matlock and Leek are all within a 30 minute drive of the property.

The property is approached from the B5054, with Hulme End being approximately 2.4 km (1½ miles) to the west of Hartington. The property adjoins the River Manifold, and is opposite the attractive Manifold Inn, with village services within a short walking distance.

The park offer an ideal base for touring the Peak District and there are a wide range of activities available in the area including cycling, walking, sailing, climbing and various other places of interest such as Chatsworth House and Gardens, the Heights of Abraham, The Blue John mines and Alton Towers.

## DESCRIPTION

The property extends to approximately 5.66 hectares (14 acres), being 2 separate sections separated by the main road and on opposite sides of the River Manifold. The South Western section (largely unused) comprises 1 hectare (2.49 acres).

### The Holiday Park

The main holiday park comprises approximately 4.51 hectares (11.14 acres), with the current Site Licence area being approximately 0.68 hectares 1.7 acres. The land, which has boundary to the eastern side of the River Manifold, is part level and part sloping, with an increased gradient towards the western boundaries. There is a gated entrance way to the south eastern corner and the land generally comprises open grassland some mature trees and with a gravelled road.

Adjoining the main touring/tenting field, and in an elevated position to the rear of the farmhouse buildings, there are the following facilities:

### Toilet/Shower Block

Gents: 2 showers, 2 wc's, urinal, 2 wash hand basins  
Ladies: 2 showers, 2 wc's, 2 wash hand basins  
Open but part-covered pot wash area.  
Chemical disposal point.

### Workshop/Storage Barn

With a gated entrance from the rear courtyard, the detached part stone, part blockwork/metal- sheet clad building provides storage and workshop space.

### Various Additional Barns and Stores

There is a large 2 storey block of former agricultural barns/workshops of stone with a pitch slate roof (2 storeys) which are right for conversion, alongside further single storey lean-to to rear and a detached stone barn with pitched slate roof, with view out over the touring field.

## BANK HOUSE

The property has its own separate access through a set of impressive gates and tree-lined drive to a parking/turning area at the front of the house, with mature trees and garden space with some potential. The former farmhouse is of stone with a pitched slate roof, with an attractive frontage comprising dormer and bay windows and an impressive porch.

Internally, the spacious accommodation retains a number of original features including some sash windows, cornices/ceiling roses and a delightful arched window to the stairway. The accommodation, which is currently vacant, comprises:

### Ground floor:

Hallway with part glazed door and part tiled flooring. Large lounge with non-original fireplace with bay window and 2 recesses, cornices and ceiling rose.

**Dining Room** with stone and slate fireplace.

**Kitchen** with tiled floor (no kitchen fittings), pantry with shelving.

**Separate wc**

**Rear pantry** with original shelving and Rayburn Range.

Main staircase with original balustrades and with arched picture window (with stain glass inserts) leading to:

### First floor:

Large landing with access to:

**Double bedroom 1** with wash hand basin

**Double bedroom 2** with windows to 2 sides and wash hand basin

**Small store**

**Bathroom/wc**

**Double bedroom 3** with storeroom off

**Bedroom 4** with fireplace and with wash hand basin

**Adjoining store/proposed en suite** bathroom (no fittings included).

### Outside:

Gardens to 2 sides. Access to the courtyard to rear



## BANK HOUSE COTTAGE

Adjoining the main farmhouse is a small, attractive cottage on 2 floors, similarly of stone with a pitch slate roof and comprising:

### Ground floor:

Stable door with access to:

Rear lobby

Lounge with (stairs off) Kitchen

### First floor:

Double bedroom

Single bedroom 2 with roof light and store

Bathroom/wc

### Outside:

Access to rear courtyard and holiday park facilities.



## THE PROPOSED DEVELOPMENT

There is a current planning proposal for the 'reorganisation of existing caravan and camp site. Change of use of existing buildings, demolition of existing buildings and erection of new building' (Ref: NP/SM/1209/1115). The proposal would allow for a total of 65 touring/tenting pitches within a revised layout scheme away from the defined flood plain area, a new site entrance and road system, a new shower/toilet block and the development of 7 self contained apartments within the main house, cottage and main barn. Copies of the various plans, elevations and other drawings are included in our Information Pack.

The proposal would remove the touring use of the separate triangle of land to the southwest (opposite the Manifold Inn) and move the touring area outside the flood plain to the north western section of the main property.



## SERVICES

We have been informed that the property has connections to mains water, mains electricity and septic tank drainage.

**Agent's Note:** *The services have not been tested or investigated. Prospective purchasers should satisfy themselves as to the nature and adequacy of any existing or proposed services prior to commitment to purchase.*

## PLANNING PERMISSION AND SITE LICENCE

A Certificate of Lawful Use or Development was granted by The Peak District National Park Authority in March 2006 for 2 separate sections of land, for use during the period of 1 March to 31 October in each year, with the following restrictions:

- 30 mixed touring units during the week (Monday to Thursday)
- 60 mixed touring units at weekends (Friday to Sunday) and
- up to 100 mixed touring units at Bank Holiday weekends (Friday to Monday)

**Agent's Note:** *a 'mixed touring' unit incorporates tents, touring caravans and motor homes*

A Site Licence was granted in April 2009 for a total of 87 seasonal/touring caravans (divided between 32 on site A and 55 on site B). The Licence allows for occupation between 1 March and 31 October.

There is a current application for a revised layout with a total of 65 touring and tenting pitches to be located on the northern section of the property, to include but also extend the permitted area on land to the north and east of the current Site Licence area. The application also includes the provision of a new access, reception facilities, a new shower/toilet block and for the conversion of the farmhouse cottage and farm building accommodation into 7 self contained holiday apartments, with other buildings to be demolished as required.

## TRADING INFORMATION

The touring and tenting park was operational to a limited extent in 2009, pending the outcome of the planning application.

Camping tariff's for 2010 have been maintained at the 2009 level, with a standard pitch for 2 persons, 1 tent or caravan being £13 and with supplements for additional persons, children (4 to 14 years), small dogs and an extra car.

Management accounts for the financial period ending 30 September 2009 are included in the Information Pack.



## TERMS OF SALE

The property is for sale freehold as an operational entity, to include any trade fixtures, fittings and equipment used in connection with the business, but excluding any stock. Copy of the Land Registry documentation is enclosed in the Information Pack.

## FURTHER INFORMATION AND VIEWING

Viewing of the property is strictly by appointment only through the sole selling agents Humberts Leisure. Prior to making an appointment to inspect the property it is firmly recommended that interested parties satisfy themselves with regard to the Particulars of Sale as set out and the status of the sale in order that they do not make a wasted journey to the property.

To request an Information Pack or to arrange a viewing please contact the sole selling agents .

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