

The Rutland Sale 1920

The Duke of Rutland was Lord of the Manors of Baslow and Bubnell. By the early 1800s he owned most of Baslow and all of Bubnell. In 1824 Duke of Devonshire acquired the south east corner of Baslow parish, which he promptly cleared to become an extension of his Park. In 1860 he bought the fields and houses south of the A619 road. 10 years later in 1870 all of Bubnell became Devonshire property.

Both Dukes were reluctant to allow any development. Only Derwent View and nine other houses were built on green field sites between 1890 and 1920.

After the 1st World War, the Duke of Rutland was heavily in debt which he resolved by selling off property which included a wide swathe of north Derbyshire. Baslow's turn was in 1920 – The Rutland Sale

This included all of the village north of the A619, houses fields and woods but excluding the moorlands (another sale) and the few freehold properties. The sale was on Thursday, 18 March 1920, exactly a hundred years ago. It was held in the Town Hall of Bakewell starting at 1130 a.m.. One hundred and seven lots, numbered 456 to 563 were disposed of during the day which included an hour's break for lunch, though some were withdrawn.

Each lot had a title, such as "Two Handsome Cottages and Gardens", "Building Land", "3 Enclosures of Grassland" etc. A few were named e.g. "Yeld Farm". Details included the acreage, the current tenant, the rent and a general description of the property. Several copies of the schedule remain, some annotated with a selection of sale prices. Most lots were bought by the current tenant, some by developers and others by enterprising residents. To my knowledge, none of the houses in the sale have deeds dating before 1920

The Rutland Arms went for £4100 and the Wheatsheaf £3100. Beechcroft was £3800. Smaller houses e.g. Cherry Tree Farm and Gorse Bank Cottage were around £200. Building land was £100 to £200 an acre, grassland significantly less.

Little building took place for the next 10 years perhaps due to the economic climate but activity increased after 1930, especially along Calver Road, and increased again after the 2nd World War

The Rutland Sale released the people of Baslow to enjoy and enhance their own property and allowed newcomers into the village – at least for a while, now we have the Peak Park Planning Board!

And also, sporting rights were excluded. In theory the Duke of Rutland could still be found on your property shooting pheasants or chasing foxes

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