



Springfield Barn
Brackenfield, Derbyshire



Springfield Barn



Springfield Barn, Brackenfield Lane,
Alfreton, Derbyshire DE55 6AS



A farm building benefitting from prior approval to
convert into one dwelling, situated in
approximately 4.13 acres

- Fantastic development opportunity
- Steel framed open fronted farm building with planning consent
- Generous plot with rural views
- Large portal frame building (subject to consent)
- About 3.17 acres of grazing land



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Fantastic development opportunity

Situation

The property is situated within the village of Brackenfield in a position that is rural yet convenient to local towns and business districts.

Chesterfield is a short drive to the north which caters for everyday amenities, with a mainline rail station. There are trains to both Birmingham and Sheffield as well as a direct train to London.

The city of Derby with its business and cultural amenities is also easily accessible. The country lanes provide excellent access for horse riding and cycling and there is an array of footpaths that lead out across the countryside.

Description

The property includes a steel framed open fronted farm building with prior approval for conversion to a dwelling, situated within a generous sized plot, including grazing land. The property benefits from views over surrounding countryside across Derbyshire. The property has the potential to be developed into a spectacular bespoke home with land and the potential to run an equestrian unit from the property, subject to consents for any equestrian facility and use.

The property also includes a high quality portal framed building which includes three sections; a covered yard, American barn style stabling and extensive general purpose storage. This building is approximately 33m x 18m (TBC) and is ideal for equestrian purposes. Note: please see following planning section.

The grazing land extends to approximately 3.17 acres, divided into two enclosures.

Planning

Prior approval (Ref: 17/01098/CUPDMB) was granted by North East Derbyshire District Council on Monday 11th December 2017 for change of use of a five bay agricultural building into a dwelling. A condition of the permission is the demolition of the adjoining farm building.

The current grant of permission requires an existing building to be demolished. This building is a high quality galvanised portal framed barn providing a covered yard, loose boxes and general storage. The planning consultant acting for the vendors has recommended applying for planning permission for change of use of this building from agricultural to equestrian in order to allow for it to be retained. Retention of this building would be of great benefit to potential purchasers looking at a more extensive equestrian use of the property. The vendors will be submitting an application for change of use. Please note that potential purchasers must seek their own independent planning advice on this point, or consultation directly with the local planning authority, if retention of this building is of interest.

Services

Prospective purchasers should make their own independent enquiries regarding service connections, although it is understood that mains electricity and water supplies are present nearby.

Restrictive covenants

The property is to be sold subject to restrictive covenants, principally that its use is to be restricted to equestrian and residential use.

Tenure

The property is sold freehold with vacant possession.

Plans, schedules and boundaries

The plans and schedules within these particulars are based on ordnance survey data and are provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchasers shall not be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor's agents nor the vendor will be responsible for defining the boundaries or the ownership thereof.

Rights of way, easements and wayleaves

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared whether or not they are defined in this brochure.

It is understood that no public footpaths cross the property.

Local authority

North East Derbyshire District Council.
Telephone: 01246 231111

Directions from the south

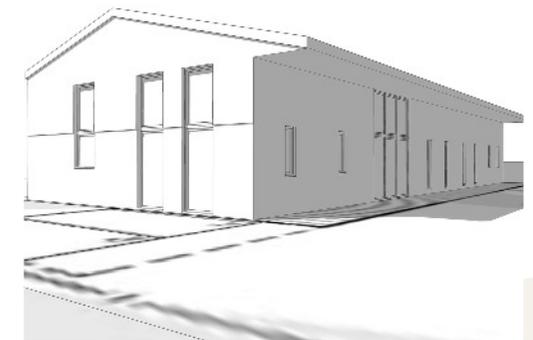
Leave the A61 north of Derby and join the A38/Abbey Hill via the Little Eaton Island roundabout. Proceed northwards for approximately 10 miles and then take the A61 slip road taking the first exit onto Derby Road then immediately turn left onto the A615.

Continue on the A615 and once reaching the 'T' junction turn right proceeding onto the A615 and continue to follow for approximately 3 miles and upon entering Wessington turn right which takes you past the Horse and Jockey pub. Continue on Brackenfield Lane for approximately a quarter of a mile and the property can be found on your left hand side.

Postcode: DE55 6AS.

Viewings

Strictly by appointment through selling agents, Fisher German LLP. Telephone: 01530 410840
Email: ashbyagency@fishergerman.co.uk



SPRINGFIELD BARN



Approximate Travel Distances

Locations

- Matlock - 5 miles
- Chesterfield - 10 miles
- Derby - 17 miles

Nearest station

- Alfreton - 5 miles

Nearest Airports

- East Midlands - 30 miles

Photographs taken November 2017.
Details prepared July 2018.

Please note: Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith and are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.