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## Lot 1 - Carr Farm Barns

Wetton

Ashbourne

Derbyshire

DE6 2AF

Offers In Excess Of

£500,000

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- Planning Consent Granted for conversion into three dwellings
- Planning Ref: NPSM/1105/1152
- Grade II Listed
- Enjoying an idyllic village position
- Swift access to the National Peak Park and Ashbourne
- The barns with the benefit of a large paddock that could be divided between the barns
- Acreage of approximately 2.69
- For further information contact the agent
- VIEWINGS STRICTLY BY APPOINTMENT

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

Occupying a superb position in the delightful and picturesque village of Wetton, this rare opportunity for a developer to acquire three barns with planning consent for conversion into three dwellings and benefitting from a large paddock, which could be split equally between the properties. Acreage of approximately 2.69. Planning consent granted with planning ref: NPSM/1105/1152.

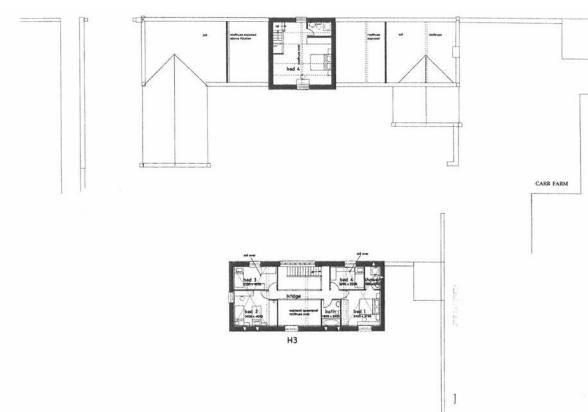
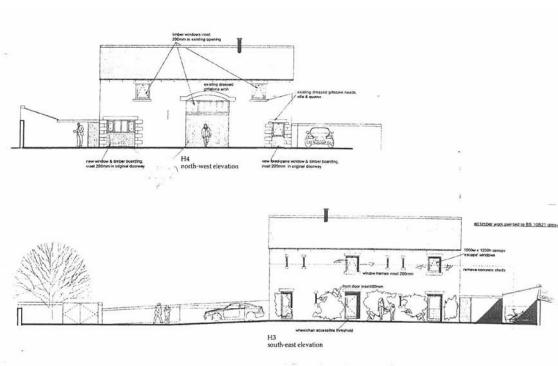
The property is currently a brick and tile detached former farm building offering two rooms to the ground floor and open to the second floor. The second building offers seven separate rooms to the ground floor and one mezzanine room. There is a courtyard with direct access from the main road. The property will benefit from a large paddock leading down to a road to the rear which has parking facilities with a tarmacadam drive.

The sale provides a unique opportunity for a prospective developer an opportunity to develop the barns in this picturesque Derbyshire village. For further information contact the agent.

## PLEASE BE ADVISED

There is a restriction of the overage clause by way of the Chatsworth Estate on the barns and the paddock land. Further details available if required.





#### VIEWINGS

VIEWINGS STRICTLY BY APPOINTMENT - PLEASE CONTACT OUR OFFICE FOR MORE DETAILS

#### LOCATION

Wetton is a popular village with an immense wealth of charm and character and is on the borders of the Peak National Park and has swift access to Ashbourne town centre.

#### CURRENT OUTBUILDINGS

Detached two storey of brick and tile construction:

#### ROOM ONE

10.93 x 5.87 (35'10" x 19'3")

#### ROOM TWO

5.87 x 2.7 (19'3" x 8'10")

#### BUILDING A

Offering seven separate rooms, comprising:

#### ROOM ONE

7.25 x 5.25 (23'9" x 17'3")

#### ROOM TWO

5.86 x 3.42 (19'3" x 11'3")

#### ROOM THREE

7.78 x 5.86 (25'6" x 19'3")

#### ROOM FOUR

5.99 x 5.6 (19'8" x 18'4")

#### ROOM FIVE

5.92 x 5.8 (19'5" x 19'0")

#### ROOM SIX

5.92 x 5.8 (19'5" x 19'0")

#### ROOM SEVEN

5.0 x 3.2 (16'5" x 10'6")

#### PLEASE NOTE

Please be advised this also has an annex room above, which is part of the planning application for use. The barns will be offered for sale with the benefit of a large portion on land which obviously could be sub-divided to suit the prospective purchasers requirements. There are full details available on the planning consent, which was granted in November 2005 (Planning Ref: NPSM/1105/1152) and is up to date and current.

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For further information please contact the agent.

#### OUTSIDE & GARDENS

There is a tarmacadam area to the rear of the paddock which could form a secondary access.

#### DIRECTIONAL NOTE

From Ashbourne proceed along the main Buxton Road taking the turning left where signposted for Alstonefields. Proceed through the village of Alstonefields where signposted for Wetton and at the T-junction take the turning right. Proceed through the village of Wetton, bearing slightly left, where the property is situated on the left hand side.

#### VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne Office - DM/JO/SE.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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