

Roston Hall

Roston, Ashbourne, DE6 2EH

John German



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£1,450,000

An exciting opportunity to purchase a farmhouse in need of refurbishment with generous gardens, former grass tennis court and a range of mostly traditional brick buildings in this popular village set in beautiful Derbyshire countryside.

Lot 1 – The Farmhouse with garden – in all about 1 acre – Price Guide £900,000

Lot 2 – The Farm buildings, yard and land – in all about 0.7 acre - Price Guide £550,000

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Description - The farmhouse benefits from extensive accommodation and enjoys lovely views, notably to the south, looking across the adjoining farmland towards a tree lined Brook. There are a range of traditional brick buildings with tiled roofs and later modern form buildings offering great potential for redevelopment. The property is approached directly off Main Street with a second drive to the stack yard.

Situation - Roston Hall Farm is well situated in the Main Street of Roston, a highly desirable village within the Derbyshire Dales district, surrounded by beautiful rolling countryside. It is about 7 miles from the market town of Ashbourne, being at the gateway to the Peak District, and Uttoxeter where there is access to the A50 trunk road linking the M1 and M6 motorways. Derby is about 18 miles, with the A38 and fast intercity trains. Local facilities can be found in Rocester, about 3 miles.

The Farmhouse - The house offers an exciting opportunity to carry out a comprehensive refurbishment to create a wonderful family home. Given its size and layout with two staircases it might also suit division to accommodate two families, subject to any necessary consents. The ground floor includes a reception hall with fine staircase, three well-proportioned reception rooms, with fireplaces, pantry, kitchen, office and rear hall and second staircase. The first floor includes four double bedrooms, bathroom and wc. A further flight of stairs from the main staircase leads to a galleried landing with two further bedrooms which are currently just used for storage. There is a separate staircase to the attic. The house accommodation extends to about 3,700 sq ft internal area excluding attics.

There is an attractive garden to the front of the house with a central path leading to the front door and continuing to both side gardens. A separate gate leads to the secondary entrance and rear porch which is enclosed by low garden walls. The gardens continue around the rear and side and include a large lawned area part of which was a former grass tennis court. There is a vegetable garden and greenhouse.

The Buildings - Adjoining the house is the farmyard with three brick and tile buildings one of which has been substantially extended by a modern style building with metal frame and brick walls. There is also a Dutch barn near the roadside and a long run of low timber frame buildings along the southern boundary. The two larger brick buildings have lofts.

A schedule of the buildings with their approximate sizes and location are shown later in this brochure. The main brick buildings provide about 3319 sq ft and the modern construction about 4162 sq ft. Please note that all floor areas and dimensions are approximate and should not be relied upon and purely treated as a guide subject to detailed survey and verification.

The property is being offered for sale as a whole or in two Lots. If sold in lots then cross-rights and reservations will be reserved where required, for example for maintenance, services, access and erection and subsequent maintenance of boundary fences where denoted by inward facing "T" marks on the sale plan. The Buyer of the farmhouse will be required to erect a suitable fence, as agreed, along the unmarked section of boundary separating it from the farm buildings.

Planning potential - Roston Hall offers considerable opportunities given the size of the house and range of farm buildings suggesting the property will also be of interest to those looking to develop the site, creating additional residential units by conversion of the buildings, potential for infill building plot (s), and sub division of the farmhouse. The complete refurbishment of the house would create an impressive principal house, situated within a highly desirable Derbyshire village. The vendors have not explored the planning potential in any detail although they did receive a positive indication about the conversion of the farm buildings by letter dated June 2023 from DDDC. Potential purchasers should make additional enquiries as necessary to satisfy themselves about any proposed changes.

Fixtures and Fittings - The carpets and curtains will be left at the property. All other fixtures and fittings, garden ornaments, stone troughs and statuary are excluded. Some may be available by separate negotiation.

Services - There is mains electricity with a three-phase supply and meter in the Farm building marked A on the building layout plan. An overhead supply cable then serves the Farmhouse. Where sold separately a Buyer of the Farmhouse will be required to install a new independent supply to serve the house. An application has been made to Central Networks to start the application process and further information will be available from the Agents on request. The buyer of the buildings will be required to disconnect the farmhouse supply at the meter location and remove the overhead cable.



House Drainage is to a private system which is likely to require replacement. The existing tank is on the field side of the garden wall near the brick outhouse in the rear garden. There is no foul drainage in the building area.

Water is currently from a private source on the adjoining land. Buyers of each lot will be required to install their own supplies. An application has been submitted to STW for a new connection for the house and further information will be available from the Agents on request. A temporary right may be available to continue using the private supply as interim arrangement until June 2026 subject to agreement on terms.

Within the House the oil-fired Rayburn provides cooking and hot water and there is no other fixed heating apart from stoves/open fires.

None of the services, appliances or electrical systems have been tested by the selling agents.

Tenure - The freehold of the property is for sale with vacant possession on completion. The title is currently registered under one title number and will require splitting and is sold subject to all rights of way, wayleaves and easements together with any other matters which need to be imposed where the property is sold in Lots whether or not they are defined in this brochure. Purchasers are advised to satisfy themselves as to the tenure via their legal representative.

Property construction: Traditional

Parking: Drive and garage

Broadband type: Fibre. The property is currently connected to a Plusnet Unlimited Fibre package (01/06/2023). See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority: Derbyshire Dales District Council (DDDC).

Viewings Strictly by appointment through John German.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

3709.89 ft²

344.66 m²

Reduced headroom

1.18 ft²

0.11 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Roston Hall Farm - Schedule of Buildings

Plan Ref	Description	Approx size in metres		Gross Internal	
				Approx. sq metres	Approx Sq. footage
A	Traditional brick and tile former Corn store	5.0	3.0	15	161
	Lean to	6.6	3.7	24	263
	Store open to A1 below	5.0	3.9	20	210
	Loft over	6.9	5.1	35	379
A1	Modern style with metal frame and masonry - Former cow housing with Approx 6 m ridge height	13.1	11.7	153	1650
A2	Milk shed with brick and concrete flat roof	3.8	2.6	10	106
A3	Sawshed and Engine room	2.1	1.6	3	36
	plus	1.8	1.6	3	31
B	3 bay Dutch Barn with part block walls - approx 6.0m ridge	13.5	5.6	76	814
C	Small brick and tile former cowshed with lean to	5.7	3.4	19	209
	plus	2.9	2	6	62
D	Two storey brick and tile stables with lean to - stable1	5.6	3.1	17	187
	stable 2	5.6	4.6	26	277
	plus low level lean to at rear	3.1	1.8	6	60
	Loft (no access) est only	5.6	8.0	45	482
D1	Single storey brick and tile - former cowsheds	6.3	5.4	34	366
	stable	4.6	3.2	15	158
	stable	4.6	3.2	15	158
	Brick Lean to pigstye	3.2	2.5	8	86
	Brick Lean to pigstye	3.2	2.5	8	86
	Brick Lean to (part collapsed)	3.2	2.5		
E	The Long Barn mainly of timber frame with part block/timber walls	11.3	4.7	53	572
	Rear Lean to (poor condition)	13.9	5.2	72	778
	Farmhouse Buildings	n/a			
F	Timber garage /workshop	10.8	3.0	32	349
	Timber store partly collapsed	5.4	6.0		
G	Prefab single garage	n/a			0
	Total estimated gross internal floor area (subject to detailed survey)			695	7481
Note	Measurements taken to internal face of external walls & include all internal walls				

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		54 E
21-38	F		
1-20	G	1 G	

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