



Newton Lane Farm Barns

Newton Solney



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Newton Lane
Newton Solney
Burton on Trent
DE15 0RU



1.32 ac

A unique opportunity to purchase a former farm yard with a range of redundant agricultural buildings having planning consent to convert to 4 substantial residential dwellings extending to approximately 10,000 sq. ft of accommodation.

The site extends to approximately 1.32 acres and is splendidly situated enjoying open view to the front and rear on Newton Solney Lane which leads from the much sought after village of Newton Solney to Bretby just 4 miles from the centre of Burton on Trent

Offers in excess of £800,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Description

This exceptionally well located development site extends to approximately 1.32 acres and providing a gross development area of approximately 10,000 sq. ft across 4 residential dwellings. The current planning consent granted from South Derbyshire District council under planning reference DMPA/2022/1206, allows for the removal of the haybarn and the conversion of the remaining agricultural buildings to create substantial residential properties comprising;

Plot 1 & 2 4 bedroom 2375 sq. ft / Plot 3 5 bedroom 3575 sq. ft / Plot 4 4 bedroom 1325 sq. ft plus ancillary accommodation of 350 sq. ft

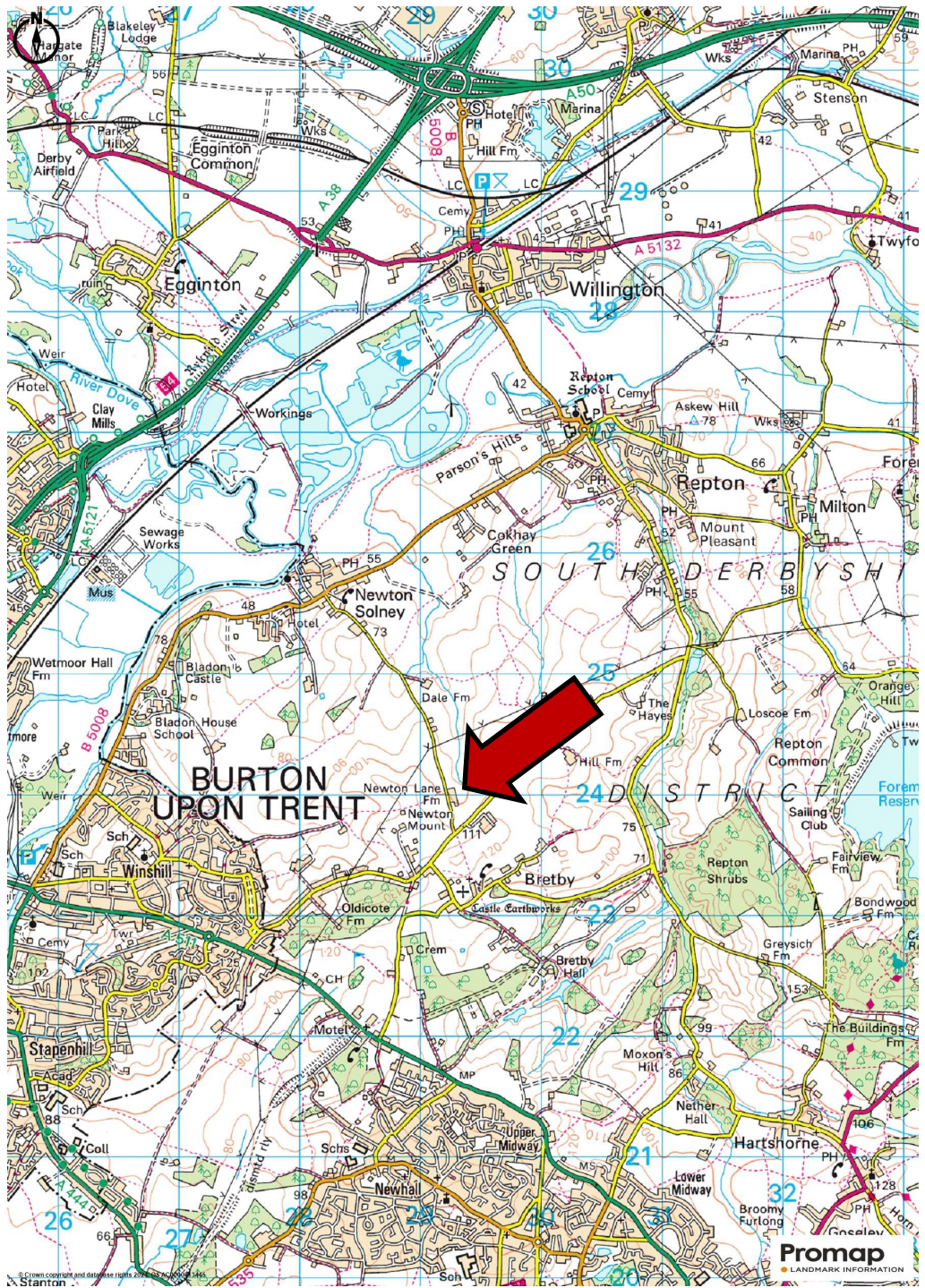
Each of the dwellings are delightfully positioned to enjoy the outlook over the open farmland to the east.

Directions:

From the A50 island at Willington proceed into the Willington Village and continue through toward Repton proceed into Repton Village and at the island take the third exit towards Newton Solney. Continue for a further mile and then take the left hand turn onto Newton Lane, proceed along Newton Lane and just before the end the entrance to the farmyard can be found on the left clearly identified by the Bagshaws for sale board.

What3words; scared.dash.trash







Proposed Front Elevation
Scale 1:50



Proposed Side Elevation
Scale 1:100

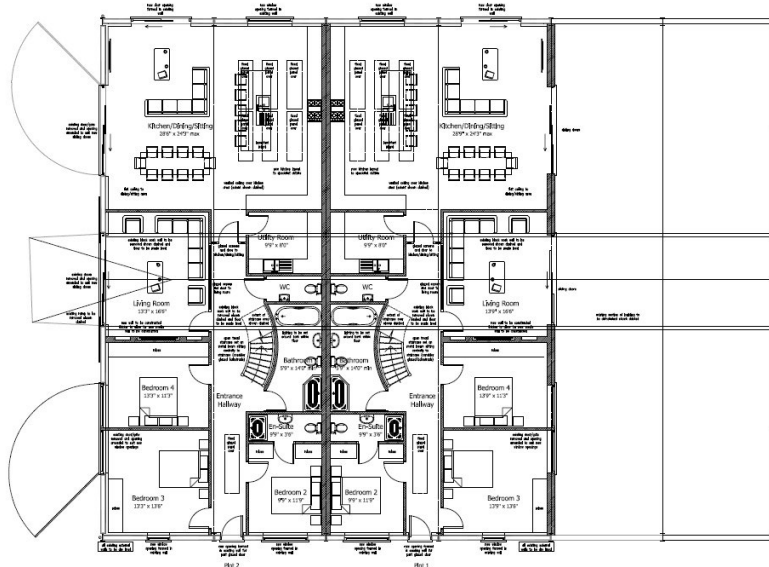


Proposed Rear Elevation
Scale 1:100



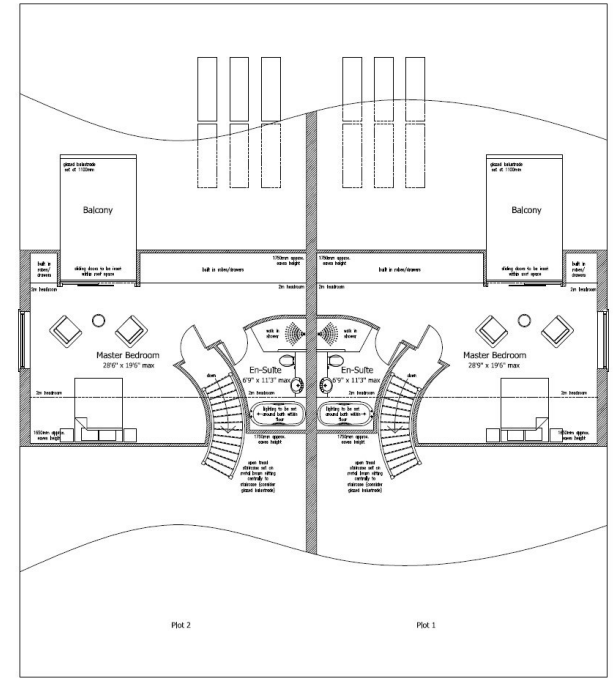
Proposed Side Elevation
Scale 1:100

DETAILED PLANNING PROPOSALS - PLOTS 1 AND 2
PROPOSED RESIDENTIAL DEVELOPMENT - NEWTON LANE FARM - NEWTON SOLNEY - STAFFORDSHIRE



Proposed Ground Floor Plan
Scale 1:50

DETAILED PLANNING PROPOSALS - PLOTS 1 AND 2
PROPOSED RESIDENTIAL DEVELOPMENT - NEWTON LANE FARM - NEWTON SOLNEY - STAFFORDSHIRE



Proposed First Floor Plan
Scale 1:50

DETAILED PLANNING PROPOSALS - PLOTS 1 AND 2
PROPOSED RESIDENTIAL DEVELOPMENT - NEWTON LANE FARM - NEWTON SOLNEY - STAFFORDSHIRE



Proposed Rear Elevation
Scale: 1:250



Proposed Side Elevation
Scale: 1:250

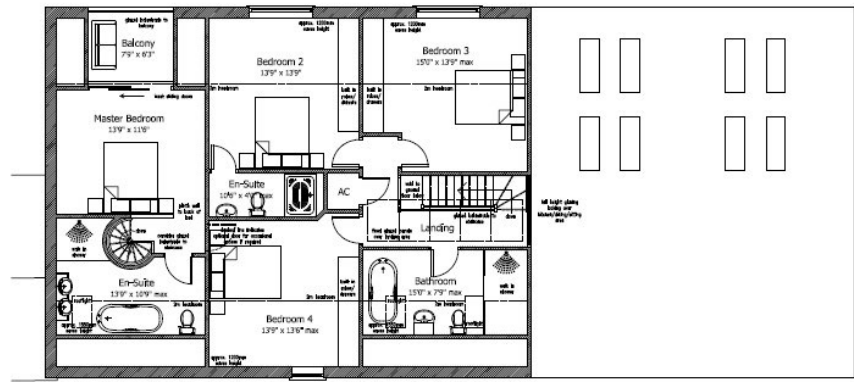


Proposed Front Elevation
Scale: 1:250

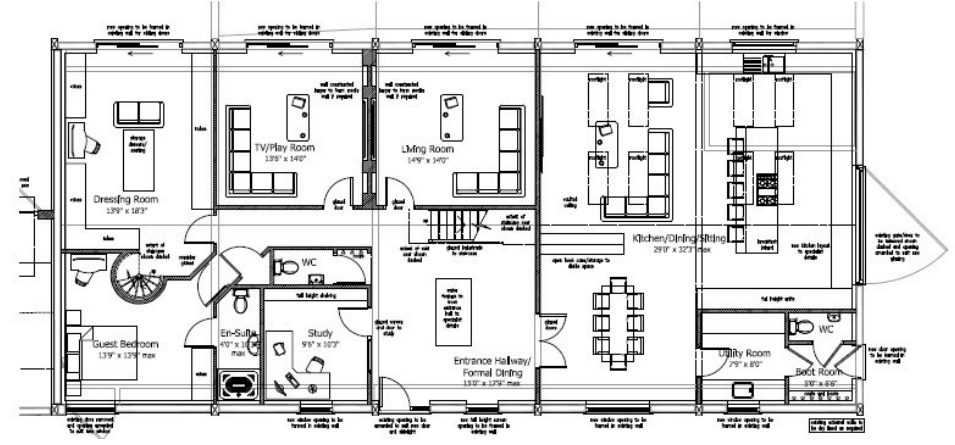


Proposed Side Elevation
Scale: 1:250

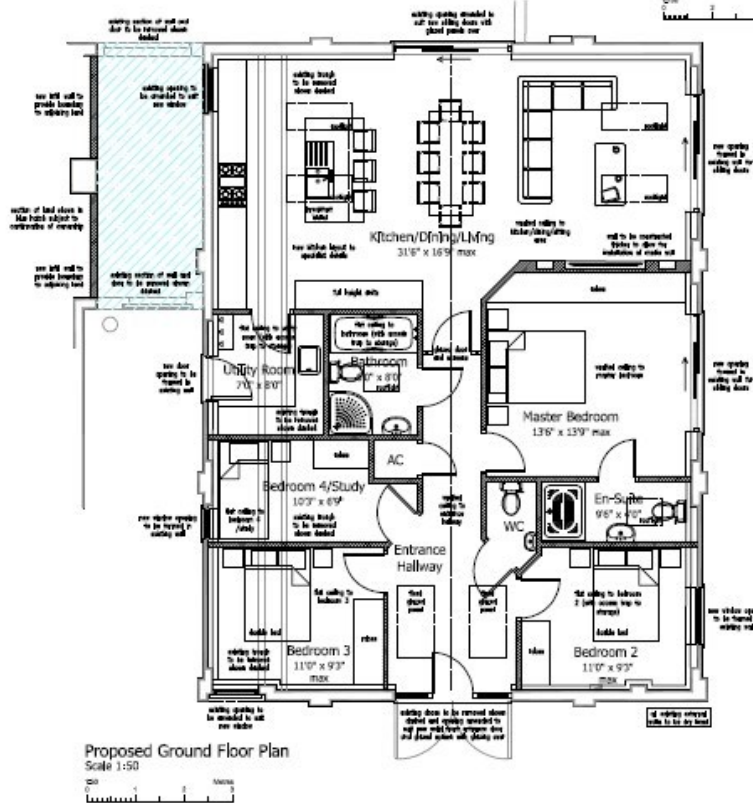
DETAILED PLANNING PROPOSALS - PLOT 3
PROPOSED RESIDENTIAL DEVELOPMENT - NEWTON LANE FARM - NEWTON SOLNEY - STAFFORDSHIRE



Proposed First Floor Plan
Scale: 1:250



Proposed Second Floor Plan
Scale: 1:250



Proposed Ground Floor Plan
Scale 1:50

DETAILED PLANNING PROPOSALS - PLOT 4
 PROPOSED RESIDENTIAL DEVELOPMENT - NEWTON LANE FARM - NEWTON SOLNEY - STAFFORDSHIRE

General Information

Services:

It is understood that water and electric are readily available but are not connected however a buyer is advised to make their own enquires as to the cost and availability of connecting services before making an offer.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. A right of way to benefit Newton Lane farmhouse is to be retained along the access drive.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

Planning Information:

Local Planning authority - South Derbyshire District Council

Planning reference; DMPA/2022/1206

Viewings:

Strictly by appointment only through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Agents note - Neighbouring Property:

The neighbouring property to the north of the site, 'The Paddocks' is under separate ownership. If this is of interest to any prospective buyer in the future the vendor of this property might be open to discussions, however, clients should contact Bagshaws as agents to express their interest. Clients are requested not to make direct contact with the neighbour.

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





Vine House, Ashbourne, Derbyshire, DE6 1AE

T: 01335 342201

E: ashbourne@bagshaws.com

www.bagshaws.com

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Offices in:

Ashbourne	01335 342201
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