



Long Chimneys Farm and Airfield

Darley Moor



Long Chimneys Farm and Airfield

Darley Moor

Ashbourne

DE6 2ET



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D (House) 13.15 ac (freehold)



35.73 ac (leasehold)

This is an unusual and interesting opportunity to purchase a significant property which lends itself to many uses. The main homestead provides a four bedroom bungalow along an airfield currently used for light aircraft together with an aircraft hangar, a fully equipped commercial café and adjoining shop with ample parking.

The property is being offered as a whole and whilst it may appeal to those wishing to continue its use as an active airfield there could be a great many other alternative uses subject to planning consents

It occupies in an excellent location south of Ashbourne fronting the A515 at Darley Moor.

Long Chimneys Farm is a single storey detached house which sitting in its own gardens with ample parking. Adjoining this is a large agricultural building, a number of stables and a static caravan all set within 13 acres, some of which may have long term planning opportunities.

The buildings access way and parking are on freehold land, whilst the grass runway is on leasehold land held under a 1954 Act Tenancy

Offers invited in the region of

£1,500,000 to £2,000,000



ashbourne@bagshaws.com



Ashbourne Office - 01335 342201

Introduction

Bagshaws are pleased to offer to the market a unique sale of a small farm and airfield in close proximity to Ashbourne. Opportunities such as this rarely arise and viewing is essential to appreciate the full extent and potential.

Location

The property is conveniently located approximately 2 miles south of Ashbourne from the A515 with excellent access to major road links.

Directions

From Ashbourne proceed on the A515 south for about 2 miles and the property will be seen on the left. Turn left signed posted to Yeaveley and the main access is immediately on your right and is clearly identified by a wind sock and the Airfield Notice Board

What3Words: [streak.climate.nowadays](https://www.what3words.com/streak.climate.nowadays)

Long Chimneys Farm Accommodation

Long Chimneys Farm is a single storey detached property with four bedrooms all with en suite facilities and used as accommodation for visitors to the Flying Club by the current occupiers..

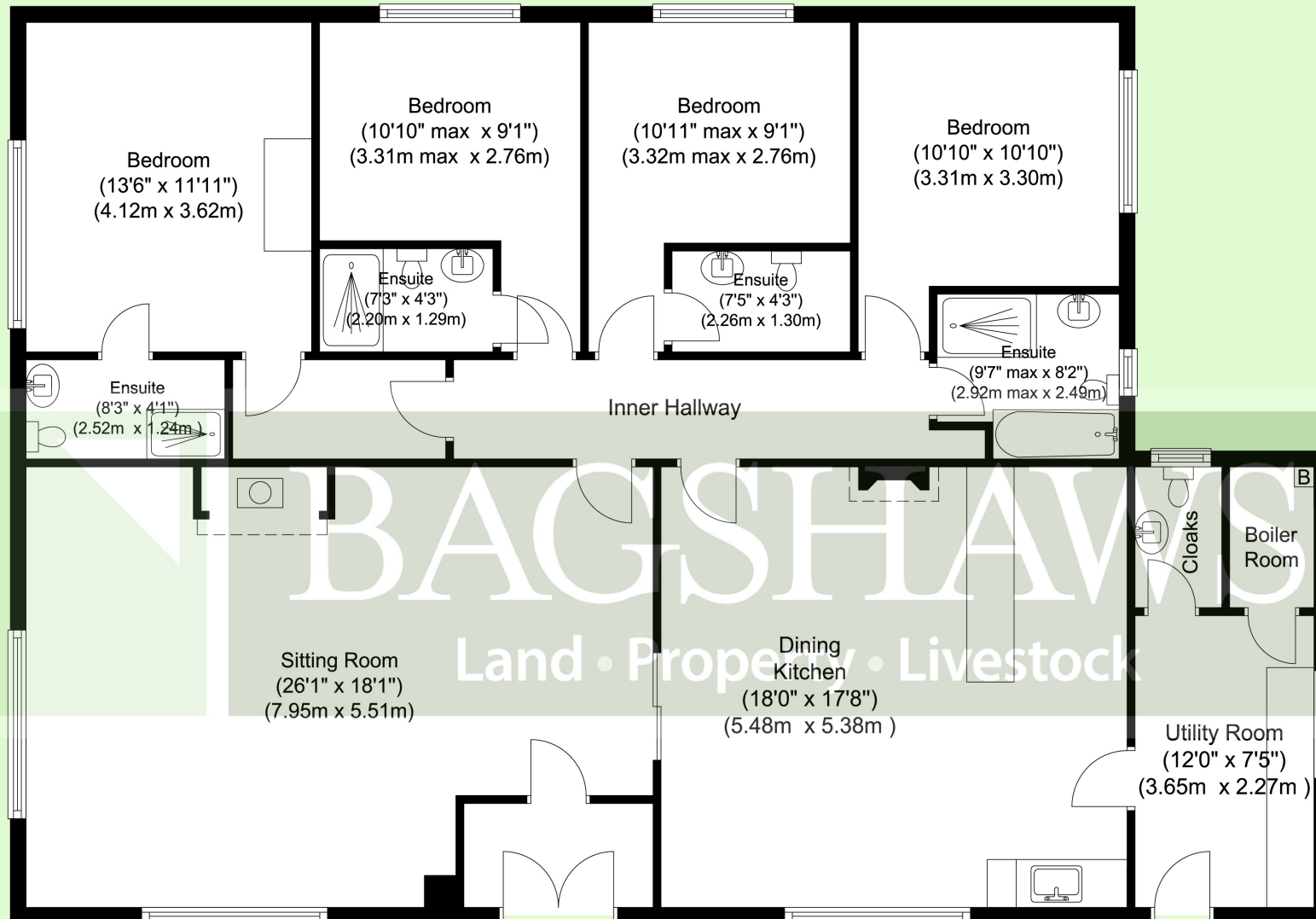
The whole could be reconfigured and revert to a family home. It is set within a small garden with parking and surrounded by paddock land.

A large agricultural building adjoins the site and a number of stables and a static caravan all set within 13 acres.









Long Chimneys Farm, Darley Moor DE6 2DT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



Long Chimneys Buildings and Land

Approximately 13 acres of level grassland fronting the A515 and includes some areas of concrete being part of the discussed World War II Airfield which may have some potential for development subject to planning.

There is excellent access off the concrete road leading to the airfield.

There is a large agricultural building, 12 stables and ancillary buildings .

The field parcels are well situated and are suitably sized for either livestock or arable farming.

Currently all the farm is laid to pasture and used for grazing or mowing. There are areas of hardstanding which may have alternative uses.

There are two small paddocks near the farmhouse, which together with its immediate garden form an attractive focal point for the farm. There is an excellent access into the farm yard and house with a large turning area both in front of and along side the main buildings.



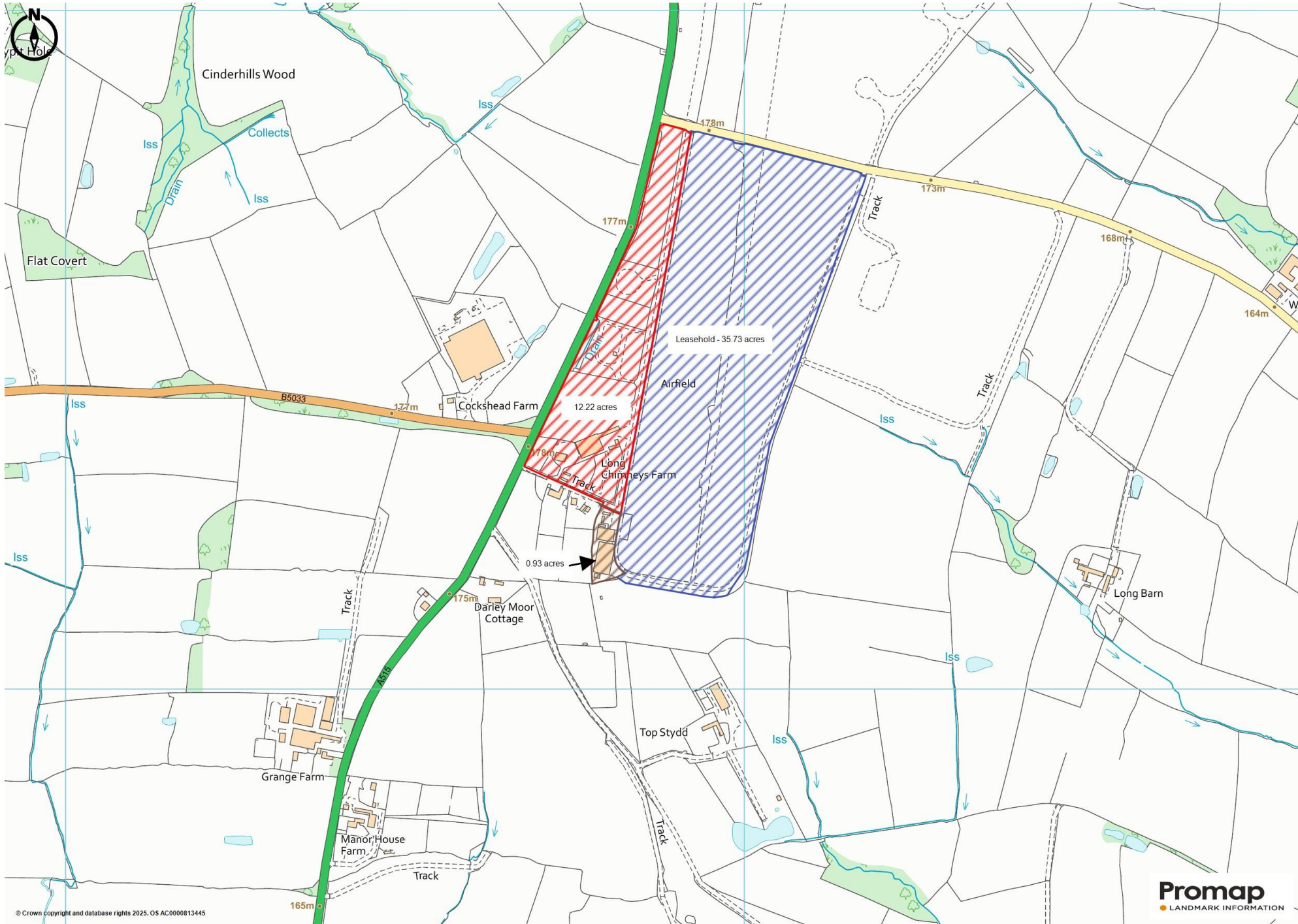
Airfield Buildings and Cafe

The Aircraft Hangar is a high quality and expansive building currently used for storing aeroplanes but may have potential for other uses and is understood to have been built to commercial specifications. Please note the mezzanine office is not included

Next to the hangar is a Café with an excellent commercial kitchen, seating area for approximately 50 covers and within the building is an area used as a shop selling equipment related to the flying club. These buildings are approached by a long stretch of former concrete runway which is included within the freehold title.

The runway itself is on land held under 1954 Act Lease and extends to approximately 35 acres. It is all laid to grass and the runway itself has an all weather terrain to permit land of light aircraft throughout the year





General Information

Tenure and Possession

The property is being sold freehold with vacant possession upon completion of all parts with the exception of the runway and adjoining 35 acres which are being sold leasehold.

Services

Mains electricity and water are connected to the property. Private drainage.

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.

Viewings

Strictly by appointment through the Ashbourne Office of Bagshaws.. Tel; 01335 342201.

e-mail; ashbourne@bagshaws.com

EPC

Long Chimneys Farm; D

Café TBC

Local Authority and Council Tax Bands

Derbyshire Dales District Council

Long Chimneys Farm council tax band E

The Darley Moor Airfield Flying Centre has a current rateable value £8,400.00

The Retail Unit has a rateable value £2,850.00

Fixtures and Fittings - Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Money Laundering Regulations - Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party. This documentation must be provided at the time the offer is submitted.

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Agents Notes - Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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