



Dunston Farm

Chesterfield



Dunston Farm
Dunston Road
Chesterfield
Derbyshire S41 9RL



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2



2



2.21ac



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A rare offering of a traditional, spacious farmhouse, a wide range of traditional and modern farm buildings some Grade II Listed, offering potential for conversion subject to the necessary consents, and surrounding grounds extending to a total of 2.21 acres (0.89 hectares).

The property boasts a highly accessible location and plentiful opportunity.

Guide Price: £700,000

Conditional offers will be considered



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Dunston Farm

Description:

Dunston Farm is a well-located property, with rural views whilst remaining central and accessible to the town of Chesterfield and nearby towns and cities. The imposing brick-built farmhouse offers spacious family-living accommodation over two floors, including five double bedrooms, a large farmhouse kitchen and two reception areas. Externally, the property offers an extensive range of both traditional, modern and Listed agricultural buildings, together with a large yard area and surrounding land extending to approx. 2.21 acres, excellent for those seeking potential development opportunities. There is significant scope for commercial units for a variety of different businesses and/or residential developments, subject to all the necessary planning consents.

Location:

Dunston Farm is situated in an accessible location, on the edge of the town of Chesterfield. The town of Chesterfield provides a wide range of amenities including local and high street shops, primary and secondary schools, supermarkets and bus/train stations. Further nearby towns include Dronfield (3.9 miles), Bolsover (8.8 miles), Clay Cross (8.6 miles), and Bakewell (12.3 miles). The city of Sheffield is just 11 miles to the north, with Nottingham city centre within an hour's commute to the south. There are many nearby local walks, bridleways, trails and beauty spots within the surrounding area, excellent for those who enjoy the outdoors, particularly with the Peak District National Park being on the door step as well as Chatsworth House. The property is ideally located centrally between the junctions 29 and 30 of the M1, lead from the A61 and A617.

Directions:

From Chesterfield town centre, head north on the A61 signposted for Sheffield. Continue along the A61. At the second roundabout take the second exit onto Dunston Road, signposted for Cutthorpe. Follow Dunston Road for approx. 0.7 miles. The driveway to the property will be seen on your left hand side, indicated by our For Sale board.

The Farmhouse

An attractive, brick built farmhouse offering spacious accommodation across two floors.

With a good sized dual aspect Dining Kitchen, separate Dining Room, Utility and Sitting Room to the Ground Floor, Five Double Bedrooms and Family Bathroom to the First Floor.

The property benefits from character features such as quarry tiled flooring, fireplaces, cast iron range and sash windows.

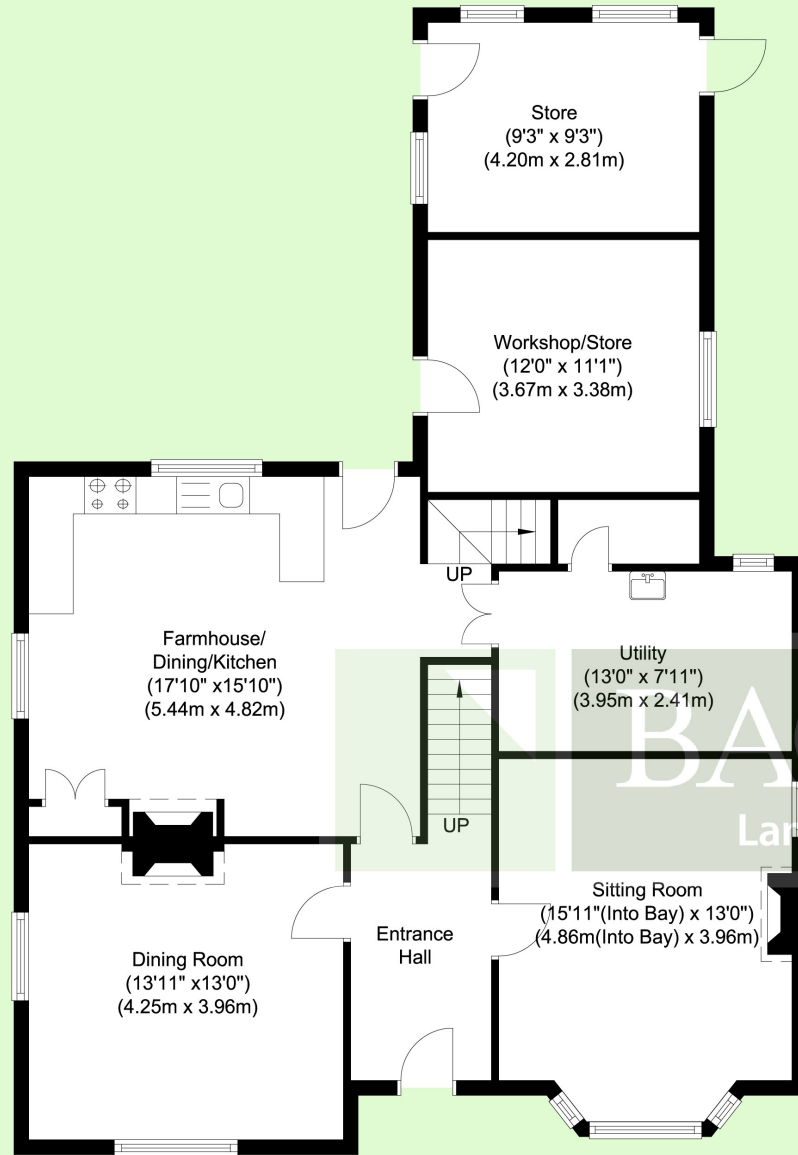
The property offers flexible space, ideal for all purchasers.

Externally the Farmhouse has attractive lawned gardens with mature trees and shrubs.

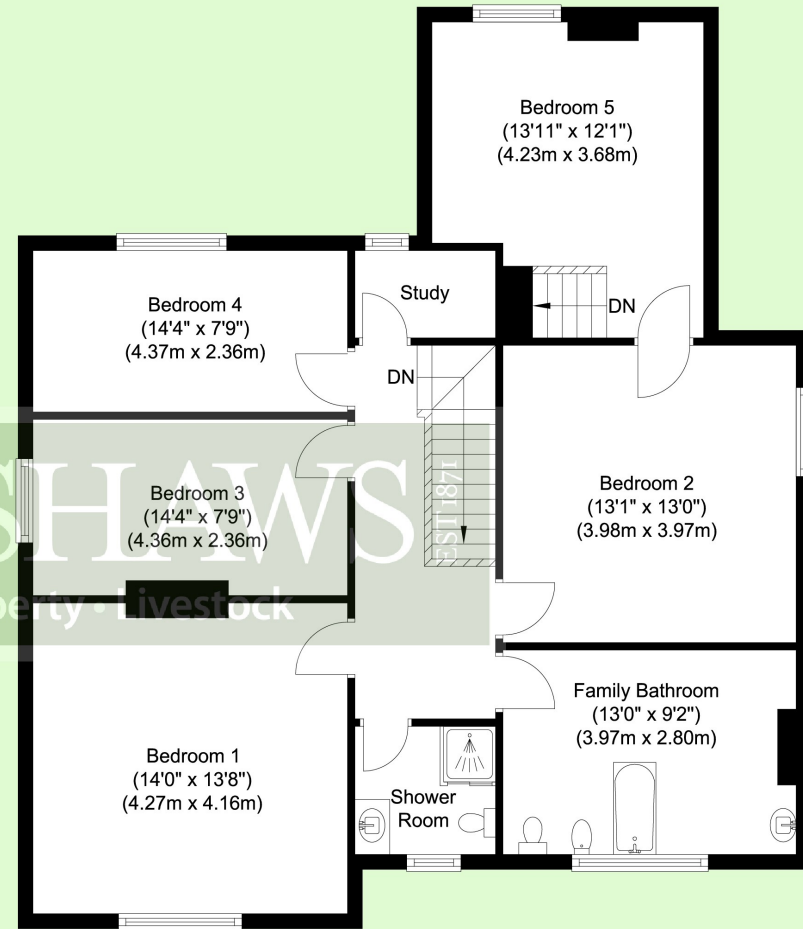




Ground Floor



First Floor



Dunston Farm, Dunston Road, Chesterfield S41 9RL

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



Buildings

There is a wide range of buildings at the property, both traditional and modern, offering a variety of uses, and development potential subject to the usual consents. The buildings comprise of:

Brick Built Outhouses:

Total Size: (11.80m²) & (12.40m²)

Adjoining the farmhouse, two brick-built former dairies are currently used as general stores, opening out onto the rear patio. There is potential to incorporate with the house accommodation or create a stand alone dwelling, subject to the necessary planning consents.

Stone barn 1:

Total Size: (GEA 74.96m²)

A two storey part-stone, part brick barn, internally divided into two is used for storage. The barn is located near to the Farmhouse, overlooking the driveway and yard, offering development potential subject to the necessary consents.

Stone Barn 2:

Total Size: (GEA 91.53m²)

A Grade II Listed two-storey stone barn, located within the main yard. The barn is internally divided and currently used for general storage, with attractive, traditional exposed timber beams within the eaves. A stable sits to one end, opening onto a concrete yard around to one side. The barn lends itself to development and residential conversion, subject to all the necessary planning consents.

Stone Barns and Covered Yard:

Barns (GEA 254.28m²) & Covered yard (154.83m²)

To the rear of Barn 2 can be found a mixture of single and two-storey stone barns lying within a 'U' shape. A concrete courtyard sits to the front of the barns, covered by a three bay timber frame opened sided structure.

General Purpose Building: (GEA 178.88m²) & Lean-to (75.29m²)

A four bay steel-portal frame building, with concrete block built walls and part Yorkshire-boarded, concrete flooring, and opening doors to one side. The footprint is 268m².

Machinery Store: (GEA 250.43m² inc. Lean-to)

A 5 bay steel-portal building, being partly enclosed. The building is currently used for produce and machinery storage. A 1 bay timber-pole barn sits to one end.

Implements Store: (GEA 127.64m²)

A concrete block built lean-to, with a concrete floor. The building is used for vehicle and implement storage.

Yard:

The buildings sit upon a large yard, boasting a separate wide - access gateway to the rear of the buildings away from the farmhouse. The yard nearest the farmhouse provides ample parking areas for multiple vehicles.

Land:

The property extends in total to 2.21 acres (0.89 hectares). There is a small paddock to the north of the property, which has been recently seeded and would provide grazing.

Planning Potential:

The land to the north of the farm buildings is allocated within the local plan as part of the Dunston and Sheepbridge Green Wedge, whereas the farm buildings are identified as being within the built-up area of Chesterfield. The farm buildings are also recognised as a Local List of Heritage Assets, thus any conversion must conserve or enhances the significance of these heritage assets. An informal planning opinion is available upon request. Please note that uplift provisions will apply in respect of the paddocks to the north and south of the property.





Path

Dunston Farm

Tanks

0m 15m 30m 45m

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Promap
LANDMARK INFORMATION





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.

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

General Information

Services:

The property has the benefit of mains electricity, gas, drainage and water. There is a gas fired central heating boiler with a hot water tank.

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.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

Sporting Rights:

It is understood that these are included in the sale as far as they exist.

Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. The access driveway is to be retained by the vendors, with full access rights of way granted to the purchasers, as identified shaded blue on the plan.

Council Tax Band: D

EPC Rating: F

Local Authority: Chesterfield Borough Council, Chesterfield, Derbyshire S40 1LP

Method of Sale:

The property will be offered for sale by private treaty. Offers conditional on obtaining planning consent will be considered. The vendors (Chesterfield Borough Council) do expect contributions towards fees, in addition to the purchase price. Further details are available upon request.



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