



Breach Gorse Farm

Sudbury



Breach Gorse Farm

Breach Lane
Sudbury
Ashbourne
DE6 5HH



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36.65



TBC

A truly rare and exquisite opportunity to purchase a farmstead situated in the sought-after rural village of Sudbury, to include a spacious four-bedroom farmhouse, a diverse range of modern agricultural buildings, and surrounding land all extending in total to approx. 36.65 acres (14.83 hectares). The property is subject to an agricultural occupancy condition, and offered as a whole.

For Sale by Private Treaty

Guide Price: £1,500,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





Breach Gorse Farm

Location:

Breach Gorse Farm is situated in a delightful rural position, near to the sought-after village of Sudbury, and benefits from good transport links to the A50, A38, M1 and M6. Sudbury and the surrounding villages provide a range of amenities including primary schools, churches and public houses within a short distance. There are also many nearby local walks, bridleways, trails and beauty spots in surrounding countryside excellent for those who enjoy the outdoors and with equestrian interests. The market town of Uttoxeter is situated 8.00 miles away via the A50, and benefits from an extensive range of facilities including high street shops, doctor's surgery, public houses, primary and secondary schools, supermarkets and fuel stations. The property also benefits from good access onto the A515 providing quick access to the market towns of Ashbourne (11.90 miles) and Lichfield (17.60 miles). The cities of Derby and Stoke-on-Trent are within easy commuter distance via the A50.

Description:

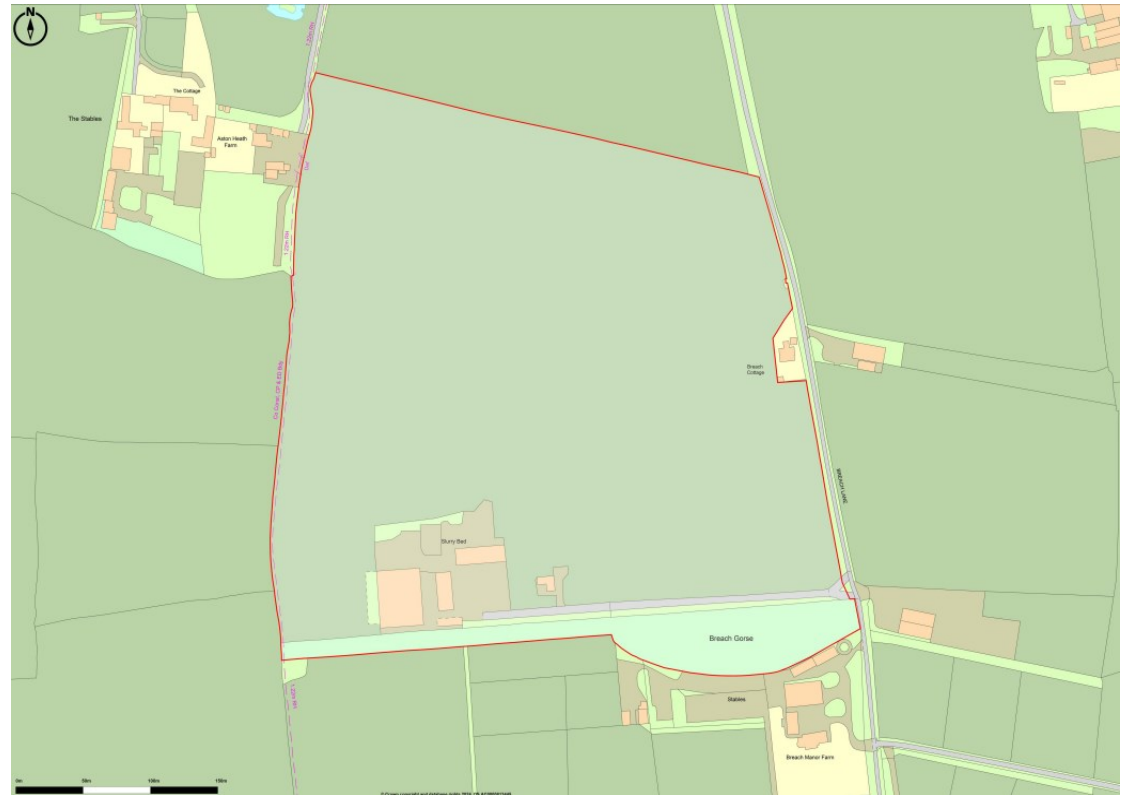
Breach Gorse Farm offers a newly constructed red-brick farmhouse, together with an extensive range of modern agricultural buildings. The buildings are currently used for dairy purposes; however, flexible in their uses, and suitable for both equestrian and agricultural purposes with the potential for conversion (subject to all the necessary planning consents). The land surrounds the farmstead and extends in total to approximately 31.20 acres (12.63 hectares) of temporary grassland, with a small section of woodland (approx. 2.58 acres) located to the south of the property.

The occupation of the farmhouse is subject to an agricultural occupancy restriction.

Directions:

From Ashbourne town centre, proceed along Park Road past the fire station to the traffic lights. Turn right onto the A515, following the signs for Uttoxeter. Continue for approximately 8 miles, passing through the rural villages of Clifton, Darley Moor and Cubley. You will then reach a roundabout; take the first exit onto the A50 slip road towards Derby, then almost immediately, take the first exit off the A50, onto Aston Lane. Follow the road for approximately 1.7 miles until you reach Breach Lane. Turn right onto Breach Lane and follow for approximately 0.5 miles where you will reach Breach Gorse Farm on your right, indicated by a Bagshaws for sale board.

What3Words: ///passions.headers.goal





Farmhouse

Breach Gorse Farm presents a newly-built farmhouse of red-brick construction, with slate tiled pitched roof. The property offers bright and spacious family living accommodation across two floors, and has been finished to a high standard throughout.

Upon entering through the beautifully crafted oak porch, you are welcomed into the central Hallway that provides access to various key areas of the home. To the right of the Hallway is a generously sized Dining Room, boasting a large window that beautifully frames the picturesque views of the surrounding farmland. To the left is a Sitting Room featuring a cozy inglenook fireplace equipped with a log burner, and windows that offer stunning vistas of the rural countryside.

At the rear of the hallway, you will find a well-appointed Dining Kitchen featuring French doors that open to the rear garden, seamlessly blending indoor and outdoor living spaces. Adjacent to the kitchen is a spacious Utility Room which includes both shower and laundry facilities, enhancing the homes functionality for family living. Additionally, a conveniently located W/C can be found at the rear of the Hallway, providing easy access for residents and guests.

Ascending the oak staircase to the first floor, you will find four double bedrooms, including a master bedroom with an en-suite, and a spacious family bathroom. All rooms enjoy picturesque views of the surrounding countryside.

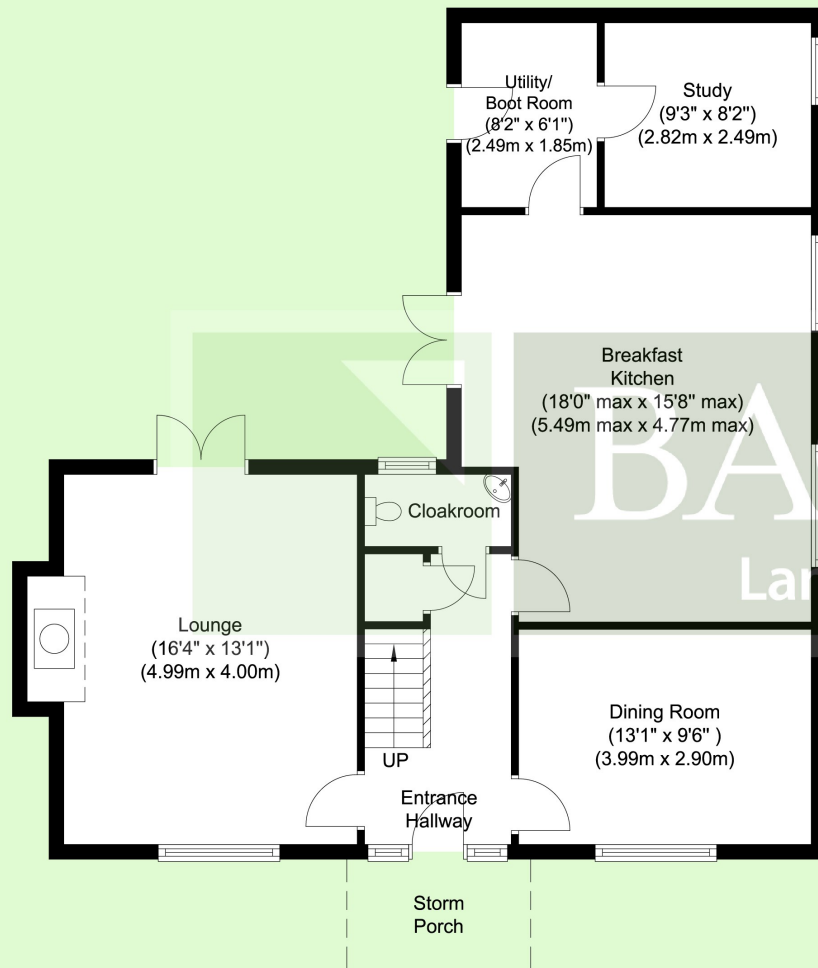
Externally, the property is approached by a 200m driveway, leading to parking for a number of vehicles towards the front of the farmhouse. The garden, located to the side and rear of the property, is predominantly laid to lawn and enclosed by post and rail fencing, to offer a tranquil outdoor space.



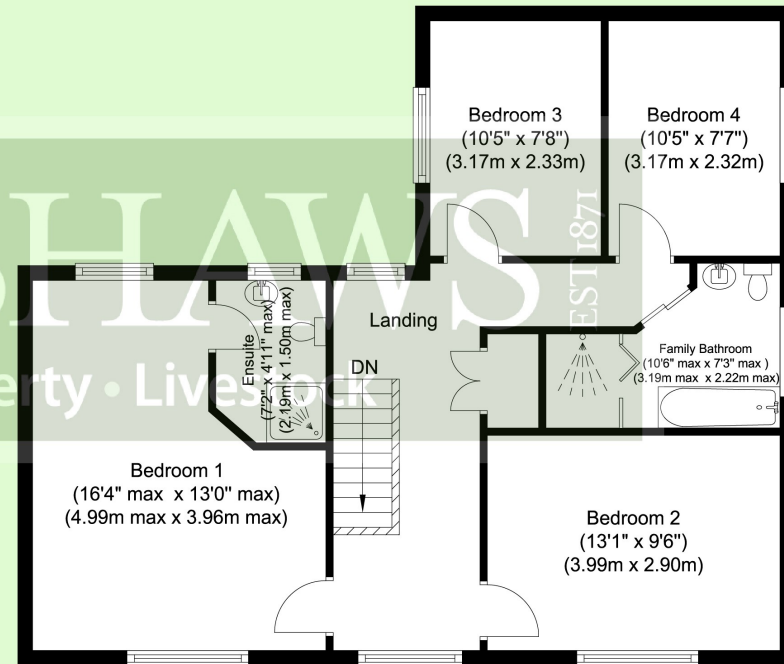




Ground Floor



First Floor



Breach Gorse Farm, Breach Lane, Sudbury, Ashbourne, DE6 5HH

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

Breach Gorse Farm offers a useful and wide range of modern buildings, providing opportunity for a range of enterprises and potential development (subject to the necessary planning consents). The buildings are mostly located to the rear of the farmhouse and briefly comprise;

- 4-bay Steel Portal Framed Building with Yorkshire boarding, concrete panel walls, timber purlins, and profile roof (60ft x 20ft)
- 7-bay Steel Portal Framed Building with Yorkshire boarding, concrete panel walls, grooved concrete floor, timber purlins, and profile roof; comprising 14 cubicles and 3 cattle pens (105ft x 26ft)
- 7-bay Steel Portal Framed Building with Yorkshire boarding, concrete panel walls, grooved concrete floor, timber purlins, and profile roof; comprising 3 cattle pens (40ft x 105ft)
- Feed Passage (15ft x 105ft)
- 12-bay Steel Portal Framed Building with Yorkshire boarding, concrete panel walls, grooved concrete floor, timber purlins, and profile roof; comprising 113 cubicles (180ft x 50ft)
- Silage Clamp x2
- Slurry Pit
- Open-fronted, 8-bay Steel Portal Framed Building with Yorkshire boarding, concrete panel walls, timber purlins, and profile roof (120ft x 40ft)
- 5-bay Steel Portal Framed Building, with concrete block lean-to, Yorkshire Boarding, concrete panel walls, grooved concrete floor, timber purlins, and profile roof, comprising 12/24 DeLaval ADF milking parlour (offered for sale by separate negotiation) (75ft x 35ft)

The farmyard offers ample space for multiple vehicles, and sufficient areas for machinery in and around the buildings, as well as offering potential space for further buildings (subject to the necessary consents).





Land

The land located at Breach Gorse Farm is situated in a ringfenced formation, and extends in total to approximately 31.20 acres (12.63 hectares) of temporary grassland, with a small section of woodland (approx. 2.58 acres) located to the south of the property. To note, the land has previously been in arable rotation for combinable crops.

The land is considered suitable for a mixture of both mowing and grazing for all types of livestock and horses, and bounded by way of mature hedgerows, with a mains fed water supply to each of the principal fields. Whilst all the land is accessible from the principal farmstead, the land also benefits from good roadside access. Additionally, the land is considered accessible with all types of modern farm machinery.

All the land is classified as Grade 3 under the MAFF Agricultural Land Classification scheme.

The property offers a sizeable acreage of land, well-suited for a variety of agricultural and/or equestrian enterprises, being both productive and in good heart.







General Information

Rural Payment Scheme:

The land is currently registered with the Rural Payments Agency. No entitlements are included.

Services:

The property benefits from mains water and electricity, an air source heat pump, and drainage via a BioDisc. The farmhouse and buildings are serviced via a separate electrical supply.

Fixtures and Fittings:

Only those referred to in these particulars are included in the sale. There are a number of items available by separate negotiation to include:-

- 12/24 DeLaval ADF System Swingover Parlour
- Condensing Unit
- Bulk Tank
- HVLS Fans x3
- 15ft Self Locking Yokes x2

Tenure and Possession:

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

Timber and Sporting Rights:

It is understood that timber rights are included in the sale as far as they exist. Sporting rights are not included in the sale.

Rights of Way, Wayleaves and Easements:

A public footpath is situated through the holding. There are also overhead powerlines across the land, where it is assumed the correct easements are in place.

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. There is a public footpath across some of the land.

Council Tax Band: TBC

EPC Rating: TBC

Local Authority:

South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote DE11 0AH

Vendor's Solicitors:

Bowcock & Pursaill 9-11 Carter St, Uttoxeter ST14 8HB

Method of Sale:

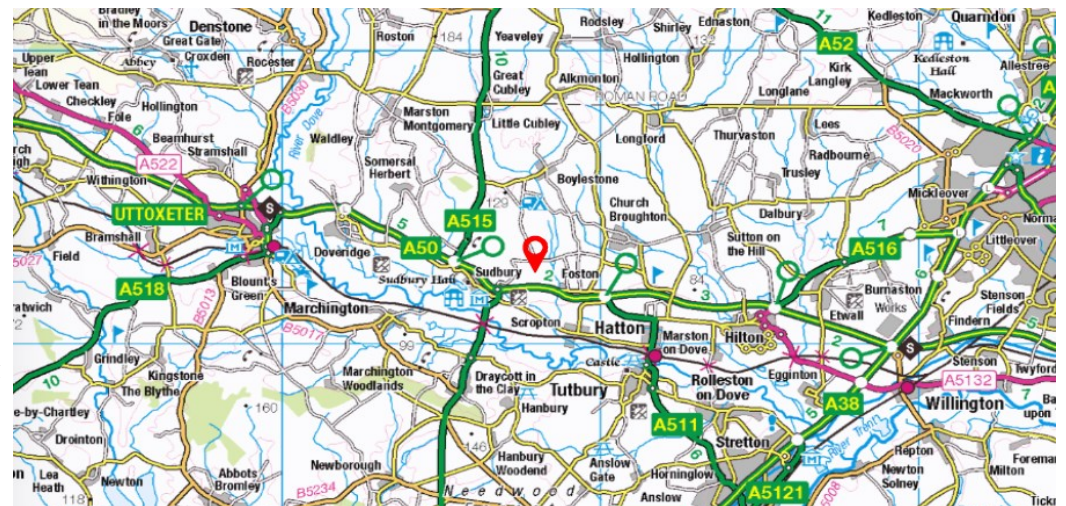
The property will be offered for sale by private treaty.

Viewing:

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

Agents Note;

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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