



Fawfield Barn
Longnor

Fawfield Barn and paddock

Longnor

Buxton

Staffordshire SK17 0LF



1.84 ac

An unique and rare opportunity to acquire a two-storey stone barn located within the Peak District National Park, with planning permission for conversion into a three bedroom dwelling. The property boasts a stunning rural location, with the benefit of an adjoining paddock, all totalling approx. 1.84 acres (0.74 hectares).

The sale of this property offers a unique development opportunity and an inspection is thoroughly recommended.

Offers over: £485,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Directions:

From the market square in Longnor, head south on the B5053. Follow the B5053 for approx. 1.20 miles. The property can be found on your left hand side, via the first entrance driveway, and indicated by our 'For Sale' board. What3Words: ///ember.paintings.respect

Location:

The barn is situated in a delightful rural position, just to the south of the popular village of Longnor, within the Peak District National Park. Longnor provides a range of basic amenities including a primary school, Church, a public house and a village shop within 1 mile. Although rural, the property benefits from good access onto the B5053 with quick access into the nearby market towns of Bakewell, Buxton, and Leek providing an extensive range of facilities, whilst there are many nearby local walks, trails and beauty spots. The cities of Sheffield, Derby and Manchester are within an hours commute, with London commutable by rail.



Description

The sale of Fawfield Barn offers an attractive two-storey stone built barn, with the certainty of planning permission already obtained, together with an adjoining paddock. It is situated a short distance from the popular village of Longnor.

The approved accommodation within the barn briefly comprises on the ground floor three double bedrooms (one boasting an ensuite), and a family bathroom. The first floor offers an open plan kitchen diner, with a living space to one end, elevated to appreciate the views on offer. Externally, the barn offers a private entrance from the roadside, with a driveway suitable for multiple vehicles, and an exceptionally well-finished walled patio and lawned garden area.

Adjoining the barn, can be found a grass paddock extending to approx. 1.84 acres (0.74 hectares) offering not only a pleasant, private outlook from the barn but great space for those seeking the 'country lifestyle' providing the amenity and hobby farming aspects of life. The paddock is bounded by mature hedgerows and post and rail fencing.

Inspection is recommended to appreciate the location and potential on offer.



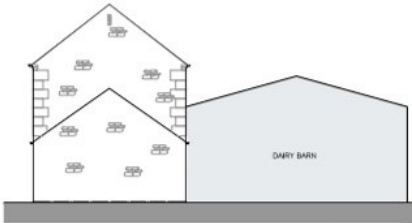




WEST ELEVATION
SCALE 1,100 @ A1



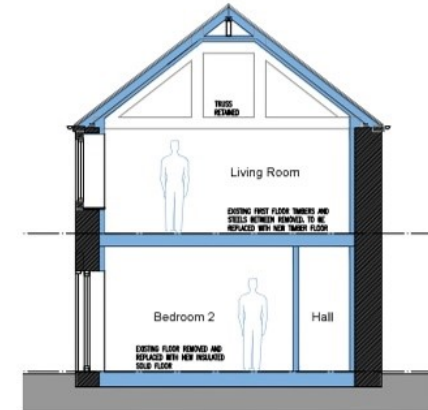
SOUTH ELEVATION
SCALE 1,100 @ A1



EAST ELEVATION
SCALE 1,100 @ A1



NORTH ELEVATION
SCALE 1,100 @ A1



SECTION A-A
SCALE 1,50 @ A1

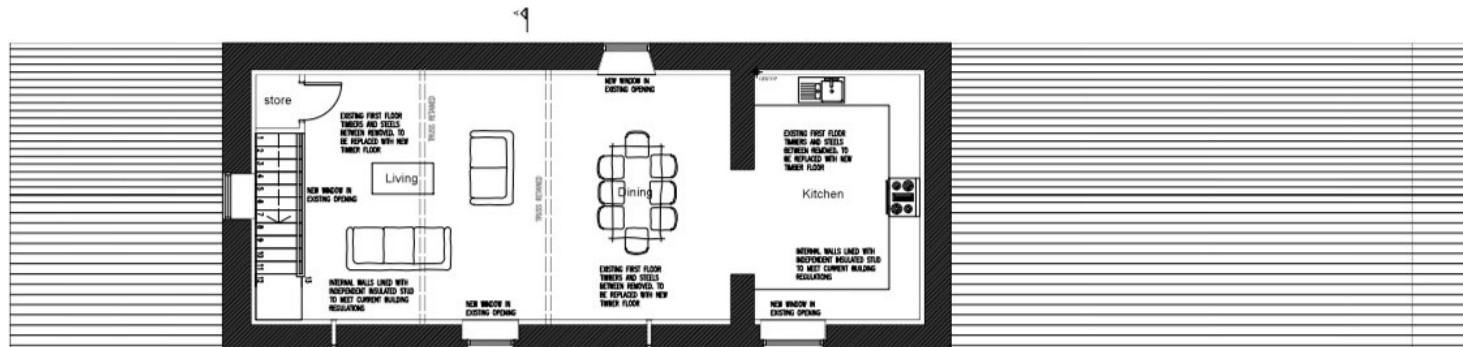
INTERNAL UPDATES

DEVELOPER BUILDING CONTROL PARTNERSHIP HAVE CONFIRMED THERE ARE NO BUILDING REGULATIONS EXEMPTIONS FOR THE CONVERSION TO A DWELLING AS THE PROPERTY IS NOT LISTED. THE UPDATED INTERNAL ELEVATIONS ARE REQUIRED TO MEET THE CURRENT U VALUE TO ACHIEVE THESE STANDARDS THE FOLLOWING CONSTRUCTION METHODS ARE PROPOSED:

GROUND FLOOR (U-VALUE 0.18)
EXISTING STONE FLOOR LIFTED, NEW INSULATED CONCRETE GROUND FLOOR SLAB WITH EXISTING STONE FLAG AS REQUIRED IN COLD CORNERS.

EXTERNAL WALLS (U-VALUE 0.20)
TO ACHIEVE THE REQUIRED U VALUE A LARGER AMOUNT OF INSULATION IS REQUIRED, RAFTER TRUSS & DAMP LINE PLASTERED FROM AN INDEPENDENT INSULATED STAG WALL SET 50mm OFF THE INTERNAL FACE OF THE EXISTING WALL IS PROPOSED.

ROOF (U-VALUE 0.18)
NEW ROOF STRUCTURE TO BE INSTALLED WITH CEILING / INSULATED CLAY TILES. INSULATION TO BE INSTALLED BETWEEN AND UNDER RAFTERS WITH PLASTERBOARD AND SKIN FINISH TO INTERIOR.



FIRST FLOOR PLAN
SCALE 1,50 @ A1



GROUND FLOOR PLAN
SCALE 1,50 @ A1

Revised	02/01/2024
C Updated to suit planners comments	16/01/2024
B Updated to suit planners comments	02/01/2024
A Updated to suit planning application	25/10/2023



Barn Conversion
Ridge Farm
Longnor
Buxton
SK17 0LF
Mr A Gee

PROPOSED
Plans & Elevations

Richard Mundy Building Design Ltd.
Travel House, Buxton Road,
Bakewell, DE45 1BZ
Tel & Fax: 01629 815053
e-mail: info@rm-bd.co.uk

Date: June 2023	Scale:
	A3 Issue A1 Issue 1,100 / 1,200 / 1,50 / 1,100
Ref: MDP	Dwg. No. 2229-04 C



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285.6m

+

B 5053

282.3m

+

Track

Ridge Farm

MP

General Description

Planning Permission:

The barn has full planning permission, granted by Peak District National Park Planning Authority with all matters reserved and listed below;

'Conversion of traditional agricultural building to open market dwelling'. Planning consent was granted in March 2024 (Ref; NP/SM/1123/1314).

All copies are available upon request, or via the Local Planning Authority website.

Tenure and Possession:

The land is sold freehold, with vacant possession upon completion.

Services:

We believe services are within the vicinity, however interested parties should make their own enquiries.

Viewing:

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

Vendor's Solicitors:

Cooper Sons Hartley & Williams, 9 Terrace Rd, Buxton SK17 6DU

Local Authority:

Staffordshire Moorlands District Council, Moorlands House, Stockwell St, Leek ST13 6HQ

Local Planning Authority:

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE

Method of Sale:

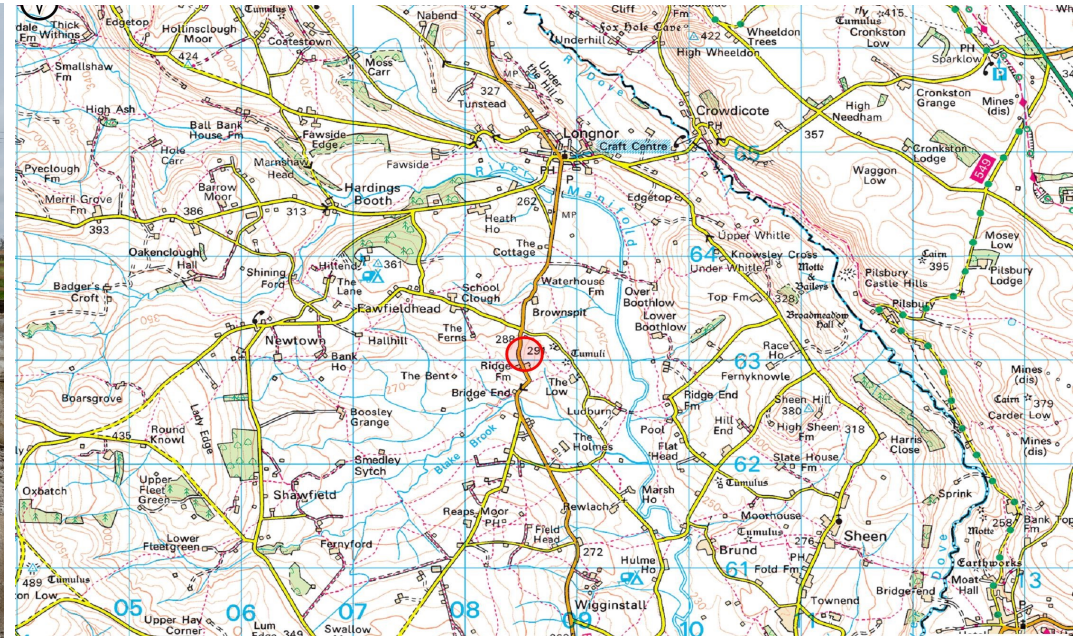
This property is to be sold by private treaty. Offers are invited over £485,000.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. A right-of-way is granted to the purchaser across the neighbouring property for any maintenance issues. The neighbour has a right to gain access to the natural spring running beneath the paddock.

Agents Notes:

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.





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