



Building Plots at Furlong Farm
Matlock



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Matlock

DE4 4HL



3



2



1



2.01
acre(s)

Furlong Farm offers an increasingly rare opportunity to acquire a smallholding, offered as a whole or in two lots. Lot A briefly presents a three-bedroom modernised bungalow set within 3.25 acres of grassland, whilst Lot B comprises agricultural buildings and 2.01 acres of grassland benefitting from planning permission for the erection of two new substantial dwellings.

Guide Price

£575,000



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Location

Furlong Farm is situated in a peaceful, rural position, boasting undisturbed views across the valley, whilst remaining nearby to the village of Brassington offering local public houses, a primary school, and Church. The property sits centrally between the popular towns of Ashbourne to the south (7.1 miles), Matlock to the north east (8.3 miles), Bakewell to the north (11.3 miles), and Belper to the east (12.4 miles). Each of these towns offer a wide range of amenities including high street shops, doctors surgeries, public houses, primary and secondary schools, supermarkets and fuel stations. The city of Derby locates within commuting distance just 18 miles to the southeast, whilst Sheffield locates 30 miles north, offering train stations to further a field locations. There are many nearby local walks, bridleways, trails and beauty spots in the nearby Peak District National Park, excellent for those who enjoy the outdoors and with equestrian interests.

Description

Furlong Farm presents a unique opportunity to acquire a smallholding with development opportunities on the edge of a popular rural Derbyshire village, the property is offered as a whole or in two lots.

Lot A presents a fully modernised detached three-bedroom bungalow, with spacious accommodation throughout presenting a turn-key property for those seeking the enjoyment of 'country life', together with a part built detached garage, extensive gardens, and adjoining paddock totalling approximately 3.25 acres.

Lot B comprises a collection of agricultural buildings and adjoining paddock extending to approximately 2.01 acres, benefitting from full planning permission for the erection of two three-bedroom dwellings each boasting private outdoor spaces.

This is a rare opportunity to purchase a smallholding within a popular village location, and development opportunities such as these infrequently become available.

Directions

Head north out of Ashbourne town centre on the A515 Buxton Road and continue straight for approximately 1.8 miles. Bear right as the road forks onto the B5056, signposted for Longcliffe. Follow the lane for approx. 2.7 miles before turning right onto Mill Lane signposted for Bradbourne. Continue on Mill Lane for 2 miles, heading into the village of Brassington, at the crossroads turn right onto Nether Lane and then immediate right again onto Middle Lane. Both Lots can be found at the very end of Middle Lane, indicated by our 'For Sale' board. What3Words: ///puddings. Splits.spiking

Lot B - Buildings and Land

Lot B offers a plot of grassland extending to approximately 2.01 acres (0.81 hectares), accessed via a right-of-way through Lot A, with a small range of semi-modern agricultural outbuildings. The land is all down to grass, suitable for both mowing and grazing of livestock and/or horses.

The property benefits from full planning permission for the erection of two three-bedroom stone-built dwellings, each will benefit from private external spaces and integrated garages for indoor parking/storage areas. As a condition of the planning permission, the existing buildings must be demolished before the new dwellings can be constructed.

Each dwelling will having accommodation over two floors, both having an open plan living dining kitchen, a ground floor ensuite double bedroom and two first floor double bedrooms both with ensuite shower rooms.

Development opportunities such as this rarely become available, especially within rural villages, and will suit small-scale or private developers with the certainty of planning permission already attained.

Planning Permission

The site has Full planning permission, granted by Derbyshire Dales District Council with All Matters reserved and listed below;

- Demolition of existing agricultural buildings and erection of 2 no. dwellinghouses permitted with conditions in September 2024 (Ref; 24/00832/FUL).

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

General Information

Services

The property benefits from mains electricity and water, with private drainage, and oil fired central heating.

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:

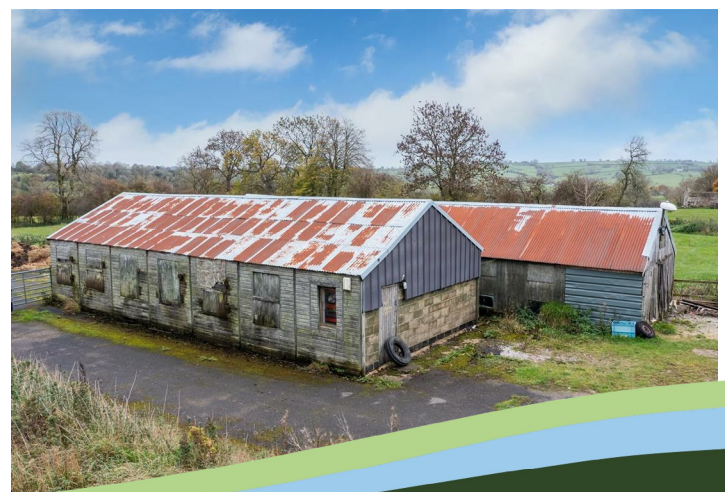
The property is sold freehold, with vacant possession granted upon completion.

Mineral, Sporting and Timber Rights:

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

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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