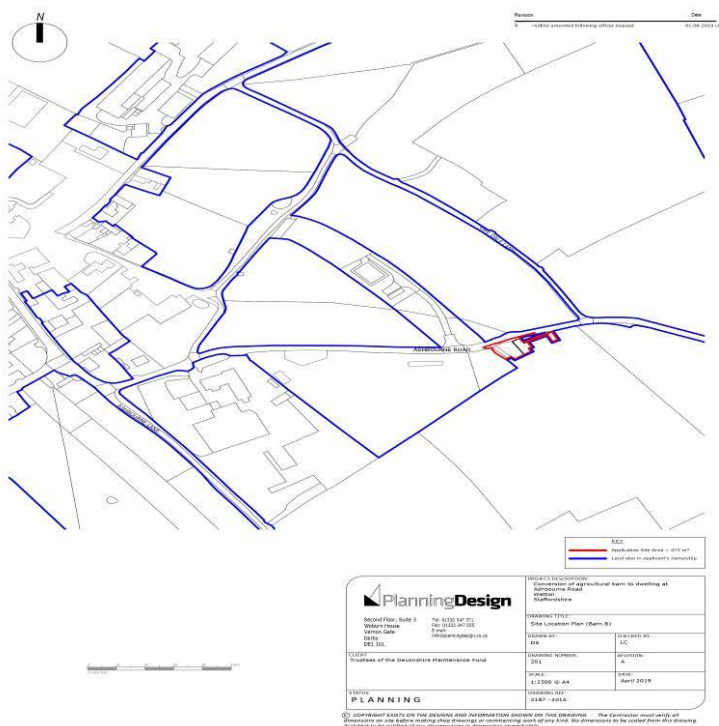


Field Barn

Wetton, Ashbourne, DE6 2AF



John German



Attractive detached stone barn on the edge of Wetton, Peak District National Park. Full planning permission for a 3-bed home with parking. Surrounded by stunning countryside, close to Ashbourne and Leek.

FOR SALE BY AUCTION 29/5/25

Auction Guide Price £185,000

John German

The barn, which was formerly part of the Chatsworth Estate, stands on the outskirts of Wetton, within a picturesque village in Peak District National Park, surrounded by the striking landscapes of the Manifold Valley. Wetton offers all the charm expected of a White Peak village, with stone cottages along winding lanes, a welcoming country pub, a church, and breathtaking views. Outdoor lovers are well-catered for, with famous beauty spots such as the River Manifold, Thor's Cave, Wolfscote Dale, and Dovedale all nearby.

The village also features a hall with tea rooms, while everyday needs are served by nearby villages with local stores. For a broader range of services, the market towns of Ashbourne and Leek are about 10 miles away, and the cities of Derby and Stoke-on-Trent are within 25 miles.

The area is a hub for outdoor pursuits - walking, cycling, horse riding, climbing, and sailing at Carsington Water are all within easy reach. Local attractions include Chatsworth House, Haddon Hall, Tissington Hall, Peak Wildlife Park, and Alton Towers.

Schooling options include primary schools at Ilam and Warslow, with secondary education in Leek, plus several respected independent schools such as Repton School, Denstone College, and Abbotsholme School in Uttoxeter.

The barn is an attractive detached stone barn, believed to date back before 1809, with full planning permission for conversion into a three-bedroom residence. The proposed accommodation extends over two floors, offering a reception hall, sitting room, breakfast kitchen, study, and three bedrooms (one with en-suite). There is space for parking and the opportunity to create landscaped gardens to fully enjoy the peaceful countryside setting.

Please note that the farmer has a right of way across the driveway into the adjoining field. The property cannot be utilised as a holiday let.

Planning Information
Planning Permission Reference: NP/SM/0719/0728, approved by the Peak District National Park Authority (4 July 2019).
Local Authority: Staffordshire Moorlands District Council.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Our Ref: JGA/29042025

Auction Details:
The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:
The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

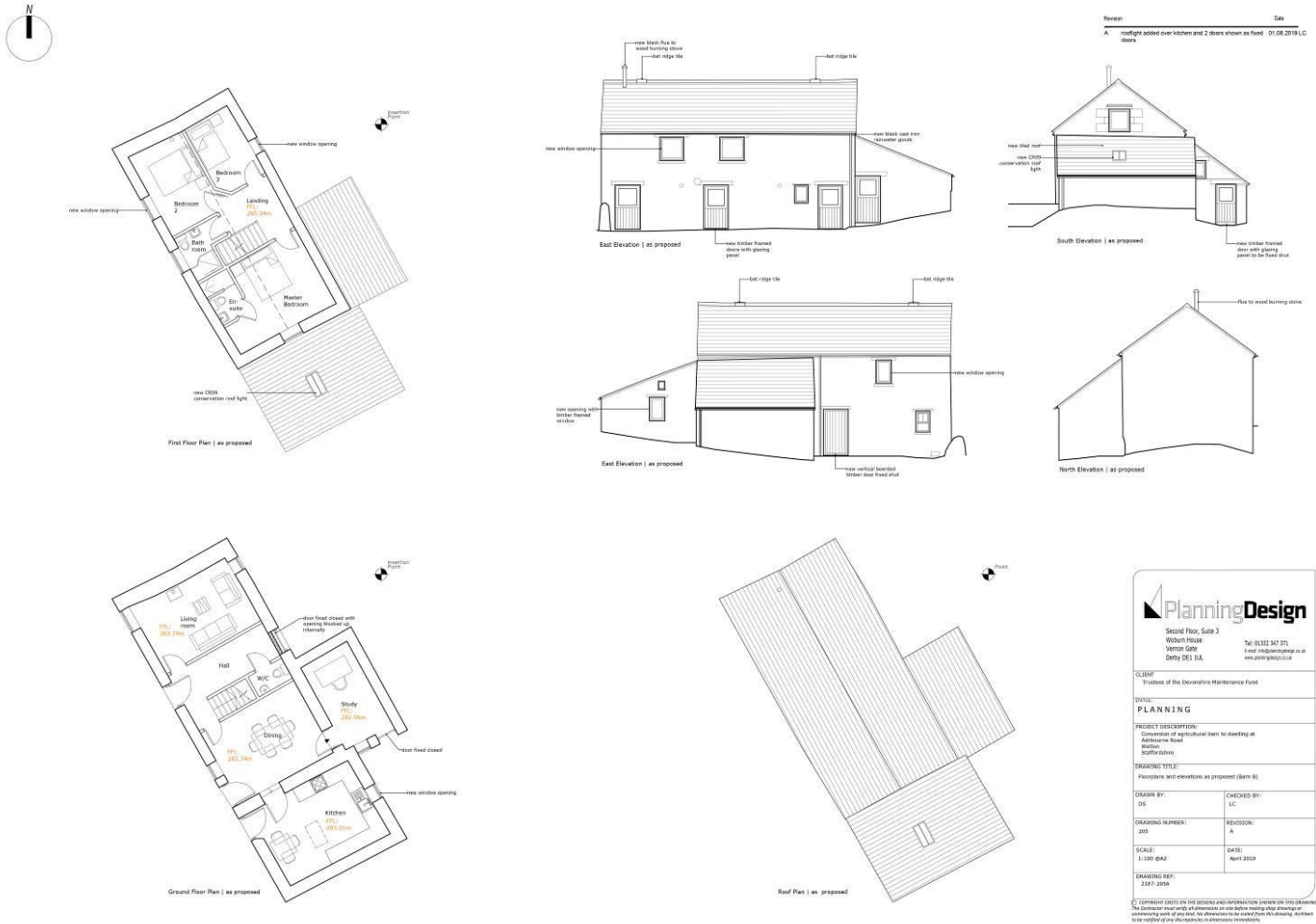
The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

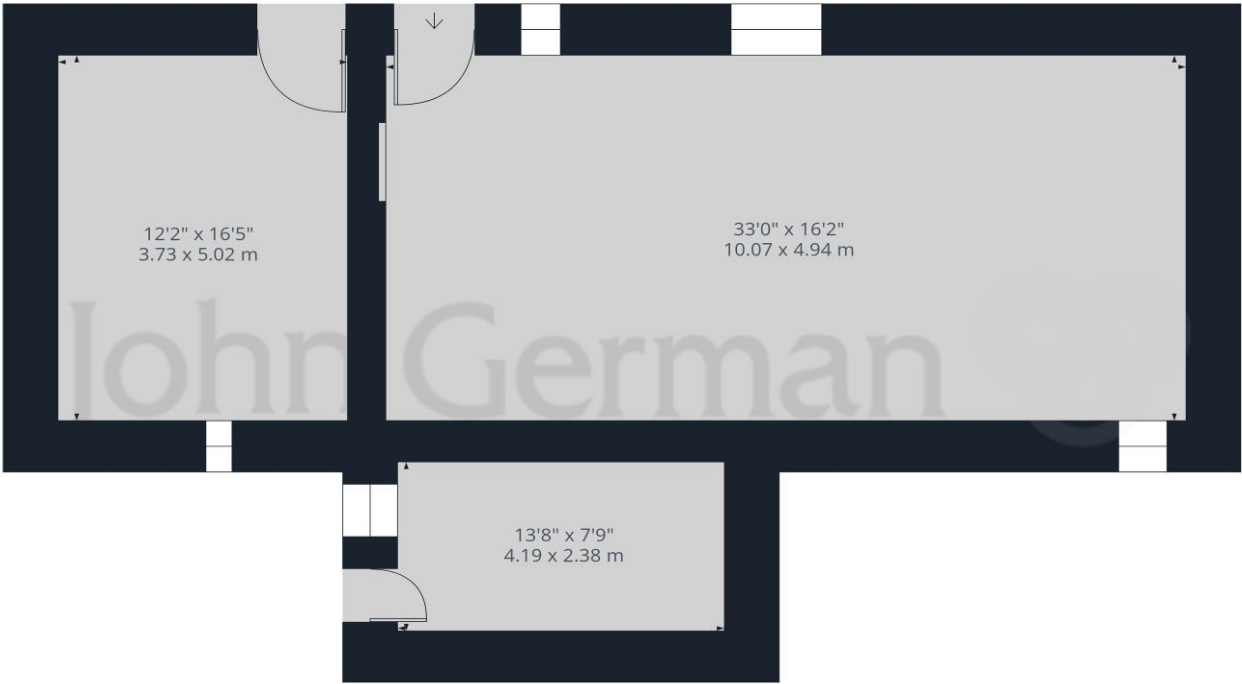
There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price:
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.





Approximate total area[®]
843.78 ft²
78.39 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





JohnGerman.co.uk Sales and Lettings Agent