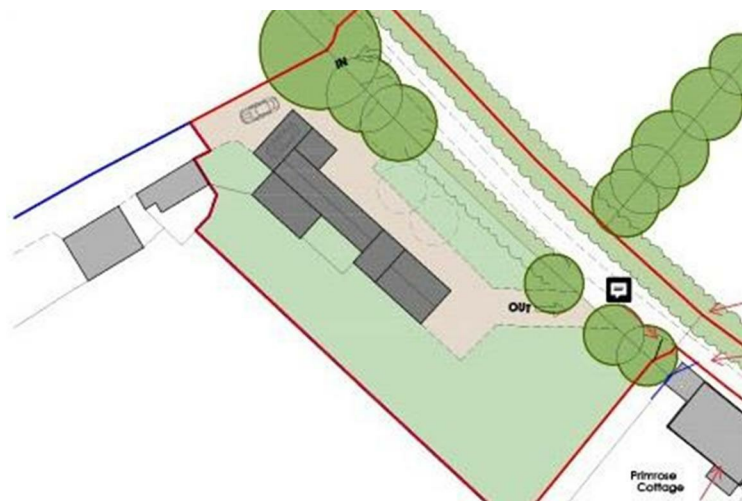




The Stables, Dark Lane,
Calow, S44 5UU

£300,000

W
WILKINS VARDY

£300,000

STABLE BLOCK WITH FULL PLANNING CONSENT FOR CONVERSION - 2.77 ACRE RURAL SITE WITH STUNNING VIEWS - A RARE OPPORTUNITY FOR A 'GRAND DESIGNER'

Nestled in the tranquil surroundings of Dark Lane, Calow, this remarkable building plot presents a rare opportunity for those looking to create their dream home. Spanning an impressive 2.77 acres, the land offers a secluded semi-rural position, complete with far-reaching views that enhance the natural beauty of the area.

The property currently stands as a block of stables but offers the potential to create three reception rooms, two bedrooms, and two bathrooms, providing a solid foundation for your vision. With full planning consent already in place, the potential for this site is truly exceptional. Imagine designing a bespoke residence that perfectly suits your lifestyle, all while enjoying the peace and serenity of the countryside. Despite its idyllic setting, this plot remains conveniently accessible to the town centre and the nearby village of Calow, ensuring that you can enjoy the best of both worlds.

- A Rare Development Opportunity
- Stable Block With Full Planning Consent for Residential Conversion
- 2.77 Acre Plot in Secluded Semi Rural Position
- Stunning Views Over Open Countryside
- A Perfect Equestrian Opportunity
- Planning Reference NEDDC 22/00653/FL
- An Architect Designed Detached Bungalow
- Secluded But Convenient
- Separate Stable Block and Various Outbuildings
- Viewing By Appointment Only

Planning Consent

The property enjoys full conditional planning consent from North East Derbyshire District Council Ref 22/00653/FL dated 4th January 2023 for the change of use of former agricultural building to form a single residential dwelling. A copy of the approved drawings and decision notice are available from www.ne-derbyshire.gov.uk or upon request.

Planning Conditions

Condition 9 of the approval has been discharged and the decision notice is available upon request, together with a preliminary bat roost assessment and bat and bird box mitigation plan by Ramm Sanderson.

Deed Of Variation

The buyer of this site will have to adhere to a deed of variation already finalised and agreed by the current owners.

The deed allows a legal right of access to the property in consideration of some re-surfacing works to parts of lane leading to the site from Dark Lane including part of the lane that goes beyond the site frontage to the neighbour's boundary.

Structural Condition of Buildings

A structural report of the buildings has been undertaken by Dragon Structural Engineering Consultants dated March 2022. A copy can be made available upon request.

Services

Quotations have been obtained by the current owners and are available upon request for the following:

National Grid - Quote for a single phase electricity supply dated June 2024.

Severn Trent - A quote for a main water connection dated July 2024 together with the water mains record and supporting documents.

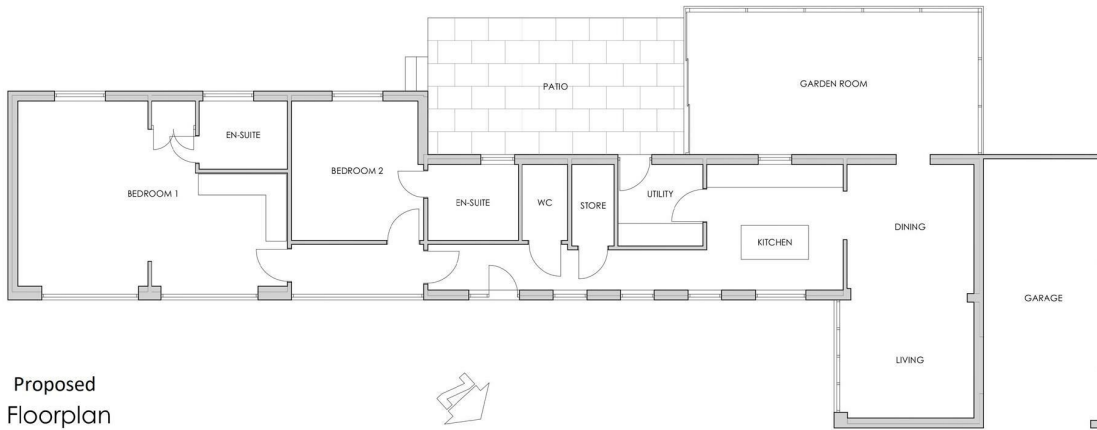
Viewing

By appointment only.

Outbuildings

As well as the main stable block subject to the planning approval, there is a separate block of stables and various outbuildings included in the sale.





Proposed
Floorplan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the plot is understood to be in the Outwood Academy Hasland Hall Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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wilkins-varDY.co.uk