



Graham Watkins & Co.

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

57 Derby Street, Leek
Staffordshire, ST13 6HU
Tel: 01538 373308

Email:
grahamwatkins.co.uk@grahamwatkins.co.uk

www.grahamwatkins.co.uk



**New Hanson Grange,
Newton Grange, Ashbourne, DE6 1NN**



FOR SALE BY PRIVATE TREATY

New Hanson Grange, Newton Grange, Ashbourne, DE6 1NN

An exceptional and rare opportunity to acquire a sizeable and renowned stock rearing farm with excellent lifestyle appeal and a host of diversification opportunities, enjoying an enviable location in the heart of the Peak District.

A large proportion of the land is capable of mowing as well as grazing and is conveniently arranged in a ring fence and in useful size parcels.

For Sale as a Whole
Offers Over £2,750,000



SITUATION

New Hanson Grange is situated in Newton Grange, a small, rural hamlet in the heart of the Derbyshire Dales and Peak District National Park countryside. The property lies along Green Lane, just off the A515(Buxton Road) being the main transport route from Buxton to Ashbourne. The property is approximately 2 miles from Alstonefield, 3 miles from Tissington, 6 miles from Ashbourne and 14 miles from Leek.

DIRECTIONS

From our Leek office take the A523 towards Ashbourne for approximately 5 miles and turn left at bottom house crossroads onto the B5053. After 5.5 miles, after passing through Onecote, turn right onto the B5054 towards Hartington. Follow the B5054 for approximately 1 mile until reaching The Manifold Inn Public House, here turn right towards Alstonefield, continue until reaching Alstonefield village, continuing straight onto Lode Lane. Follow Lode Lane, and continue onto The Pinch, after approximately after 0.5 miles continue onto Green Lane. A short distance along Green Lane and New Hanson Grange is situated on the right hand side up a long drive, sign posted by one of our Agents 'For Sale' signs.

DESCRIPTION

New Hanson Grange comprises a traditional farmhouse set in limestone walling, with traditional gardens and flower beds. The farmyard comprises a comprehensive range of traditional and modern agricultural buildings which have the ability to house livestock, storage or a number of alternative potential uses. A short distance from the farm yard there is two further detached cottages, with the option for either occupation by family members or provide rental income. The property also benefits from a small scale shepherds hut tourism business, with the opportunity to expand if desired and lies in 188.91 acres or thereabouts of productive grassland and woodland; with an option to purchase a further 20 acres of additional mowing land is desired.



NEW HANSON GRANGE FARMHOUSE

The farmhouse comprises a traditional stone and tile four bedroom dwelling, benefiting from both cellar and attic storage space, including a sauna. The property boasts a spacious garden with traditional limestone walls and flower beds.

The dwelling briefly comprises the following accommodation: -

Conservatory - 3.10m x 3.19m

With tiled floor, double doors to the garden, glazing to all elevations and giving access to the Entrance Hall.

Entrance Hall giving access to the following: -

With stairs off.

Living Room - 4.48m x 4.31m

Having a wooden floor, log burner, radiator and window to one elevation.

Reception Room - 4.55m x 4.15m

Having a tiled floor, radiator, log burner and windows to two elevations.

Kitchen - 3.93m x 4.88m

Having a tiled floor, windows to two elevations, wall and base units, AGA and rear door opening to the farmyard.

Office - 2.59m x 2.59m

With tiled floor, built in cupboards and window to one elevation.

Utility – 2.18m x 2.57m

With tiled floor and built in cupboards.

Cellar - 2.99m x 3.36m

Staircase leading to ***First Floor Landing*** and giving access to: -

Bedroom One - 4.61m x 4.40m

With carpet, window to the one elevation and radiator.



Bedroom Two - 4.61m x 4.12m

With carpet, radiator, fireplace with capped off chimney, storage area and windows to two elevations.

Bedroom Three - 5.04m x 2.56m

With carpet, radiator, built in wardrobe and window to one elevation.

Box Room / Office - 2.57m x 3.14m

With carpet, radiator, built in cupboards for storage and window to one elevation.

Bathroom

Large family bathroom with bath, lavatory, wash hand basin, wooden floor, part tiled walls, radiator, built in cupboard and window to one elevation.

Attic Space - 4.87m x 2.72m

With sauna and shower, window to one elevation.

Storage Room - 3.10m x 4.87m

With carpet and window to one elevation.

OUTSIDE

Outside, to the front of the property, is a spacious garden with traditional limestone walling overlooking the land to the properties western boundary. To the side, is palacial parking for multiple vehicles and access to the former dairy.

A short distance from the gardens surrounding the dwelling is a further garden area with a small hideaway with BBQ area and sleeping space if required.



THE BUNGALOW

The Bungalow comprises a stone and tile three-bedroom dwelling, benefitting from front and rear garden areas with a tarmacked drive to the side of the property, surrounded by traditional limestone walling. The property is currently let as holiday accommodation and is subject to a holiday let planning restriction.

The property briefly comprises the following accommodation: -

Rear Entrance Door

Utility Room – 3.09m x 1.93m

Kitchen – 3.83m x 2.25m

With modern range of wall and base kitchen units, radiator and tiled floor.

Hallway

With radiator.

Dining Room – 3.27m x 2.43m

With radiator.

Front Room – 2.86m x 3.37m

With stone fireplace, bay window and radiator.

Bathroom – 3.27m x 1.80m

With shower cubicle, wash hand basin, low flush WC, part tiled and part wooden panels to the walls, tiled floor and radiator.

Ground Floor Bedroom One – 3.55m x 3.00m

With bay window, built in wardrobe and radiator

Staircase leading to ***First Floor Landing*** and giving access to: -

Bedroom Two – 2.97m x 3.54m

With radiator.

Bedroom Three – 3.30m x 2.98m (maximum)

With airing cupboard and radiator.



THE NEW BUNGALOW

The New Bungalow comprises a stone and tile, two bedroom dwelling, benefitting from a front and rear garden, with a tarmac drive way to the side of the property and garage. The property is subject an agricultural occupancy condition.

The property briefly comprises the following accommodation: -

Rear Entrance Porch – 2.41m x 1.13m

With oil fired boiler, tiled floor and rear entrance door

Bathroom

With bath with overhead shower, low flush WC, hand wash basin, radiator and tiled floor

Kitchen – 3.33m x 2.59m

Range of kitchen wall and base unit, part tiled walls and tiled floor.

Pantry – 0.89m x 1.49m

With tiled floor.

Living Room – 3.39m x 4.02m

With stone fireplace, bay window and radiator.

Front Entrance Hall

With radiator.

Dining Room – 4.91m x 3.39m

With bay window and radiator.

Staircase leading to ***First Floor Landing*** with two small storage cupboards and giving access to: -

Bedroom One – 4.33m x 3.36m

With radiator.

Bedroom Two – 4.46m x 3.37m

With radiator.

Bathroom

With low flush WC, hand wash basin, bath with shower over and tiled floor.



FARM BUILDINGS

New Hanson Grange comprises a comprehensive range of modern farm buildings used principally for the housing of livestock, machinery and produce and are conveniently situated. The farm buildings lie in close proximity to the farmhouse and bungalows.

Please note – Numbers of Buildings as shown on the Building Plan are for reference purposes only.

The farm buildings briefly comprise the following: -

1 ~ Adjoining the Farmhouse is **Former Dairy - 3.74m x 5.38m**

Constructed of stone and timber with cement fibre roof now used as a utility/ shower room for the holiday guests staying in the Shepherds Huts.

2 ~ Portal Framed Agricultural Building

Constructed of concrete block with cement fibre roof which comprises the following: -

Agricultural Store - 5.77m x 7.45m

Enclosed Garage - 6.07m x 6.52m

Agricultural Storage Building - 16.57m x 6.28m

Loose Cattle Yard - 5.34m x 17.83m and 6.11m x 17.83m

3 ~ Adjoining **Portal Frame and Sheeted Livestock Building - 28.92m x 13.64m**

With half concrete panelled walls and currently used for sheep housing.

4 ~ Adjoining **Portal Frame and Sheeted Silage/ Livestock Building - 33.85m x 10.11m**

With half concrete panelled walls.



5 ~ Portal Framed and Sheeted Livestock Building - 27.18m x 13.78m

Currently used for sheep housing.

6 ~ Stone and Sheeted Storage Building

Constructed of timber with corrugated roof comprising the following: -

Cubicle Shed – 10.73m x 13.01m

With storage area and loft above.

Storage – 11.97m x 5.53m

7 ~ Stone and Sheeted Storage Building – 10.74m x 4.70m

In poor order.

8 ~ Timber and Sheeted Loose Housing Building

comprising the following: -

Loose Box – 4.29m x 3.65m

Loose Box – 4.29m x 3.65m

Loose Box – 4.29m x 3.65m

9 ~ Stone and Sheeted Storage Building

comprising the following: -

Workshop – 6.30m x 5.37m

Storage – 6.30m x 3.50m

Further Workshop – 9.05m x 14.43m



10 ~ Stone and Sheeted Mono Pitched Storage Building – 8.39m x 13.81m

With earth floor.

11 ~ Stone and Sheeted Traditional Dutch Hay Barn – 15.30m x 5.00m

Currently used as machinery store.

12 ~ Timber and Sheeted Lean-To – 15.30m x 4.00m

Currently used as log store.

13 ~ Timber and Sheeted Cubicle Building – 18.44m x 15.49m

With 36 cubicles and feed passage to centre.

14 ~ Concrete Portal Frame and Sheeted Former Silage Building – 12.75m x 11.29m

Currently used for livestock housing with 54 cubicles, feed passage to front and slurry pit to the rear.

15 ~ Portal Frame and Sheeted Livestock/ Machinery Building – 17.20m x 24.49m

With concrete block and Yorkshire board walls.

16 ~ Concrete Block and Sheeted Lean-To – 13.73m x 7.15m

Used for fodder storage.

17 & 18 ~ 2 x Slurry Pits

With concrete panel walls.



BUILDING PLAN
(FOR IDENTIFICATION ONLY – NOT TO SCALE)



LAND

The land amounts to 189 acres or thereabouts in total, being in ring fence and is mainly grassland, with a few parcels of woodland. The land is undulating in nature, suitable for mowing or grazing and considered to be in very good heart. A large proportion of the land is suitable for mowing purposes, with parcels conveniently sized for mowing and grazing. The land is subject to a public footpath running along fields 3376 and 4949.

Within parcel 8862 there is a traditional stone and tiled barn in good order, with the following measurements: -

Traditional Stone and Tile Barn – 5.05m x 6.33m

The land can be shown edged in red on the attached plan and can be further described in the following schedule below: -

<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
3052	Grassland	9.37
3376	Grassland	5.03
4126	Grassland	3.94
4368	Grassland	1.71
4959	Grassland	2.49
5983	Grassland	3.17
6564	Grassland	2.18
7764	Grassland	1.41
7778	Grassland	2.95
1890	Grassland	2.26
1211	Grassland	3.08
2103	Grassland	1.42
3105	Grassland	1.00
0371	Grassland	2.69
1659	Grassland	2.45
2424	Grassland	1.83
3059	Grassland	3.60
3533	Grassland	3.61



<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
0224	Grassland	4.27
0456	Grassland	1.63
1236	Grassland	0.86
8749	Grassland	3.09
8862	Grassland	1.14
4543	Grassland	2.42
4757	Grassland	1.41
9171	Grassland	0.85
9742	Grassland	1.14
2137	Grassland	1.22
5767	Woodland	0.58
7353	Woodland	0.26
0439	Woodland	1.45
-	Farmstead etc.	<u>1.94</u>
		76.45 Hectares
		Or 188.91 Acres
		Or Thereabouts



FURTHER LAND AVAILABILITY

The land edged in blue on the attached plan shows a further block of grassland, adjacent to the main holding, available to purchase via separate negotiation. The land amounts to 20 acres or thereabouts altogether, is ring fenced and benefits from gated access via Green Lane. The land lies relatively level in nature and is considered to be in good heart, suitable for both mowing and grazing purposes.

The land is available via separate negotiation to the buyer of the main holding.

The land edged in blue can be shown on the attached plan and can be further described in the following schedule below: -

<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
3977	Grassland	4.84
5270	Grassland	2.16
6162	Grassland	<u>1.08</u>
		8.08 Hectares
		Or 19.97 Acres
		Or Thereabouts

TENURE

The property is Freehold. The property will have vacant possession with the exception of some of the agricultural land (143 acres or thereabouts) which is let on two farm business tenancies. The fixed term for both tenancy expires in September 2026, subject to notices being served. Both tenants have indicated that they would be happy to renew if the opportunity was offered.

WOODLAND

A small area of woodland (parcel 0439) must be maintained and continue to be woodland for a duration of 30 years, which started in 2009, 15 years have already expired.

SERVICES

The land edged in red benefits from a mains water supply to the majority of the field parcels, with the land in edged blue having a natural water supply.

SHEPHERDS HUTS

New Hanson Grange benefits from a successful small scale holiday rental business providing accommodation in two shepherds huts, Lily and Fern. The shepherds' huts are situated to the north of the farmhouse and farmyard, tucked away within close proximity to a small area of woodland.

Lily Shepherds Hut ~ 4.70m x 2.58m (Approx.)

Constructed of timber with a curved corrugated iron roof, stable door, stove and cast-iron roof.

Fern Shepherds Hut ~ 4.70m x 2.58m (Approx.)

Constructed of timber with a curved corrugated iron roof, stable door, stove and cast-iron roof.

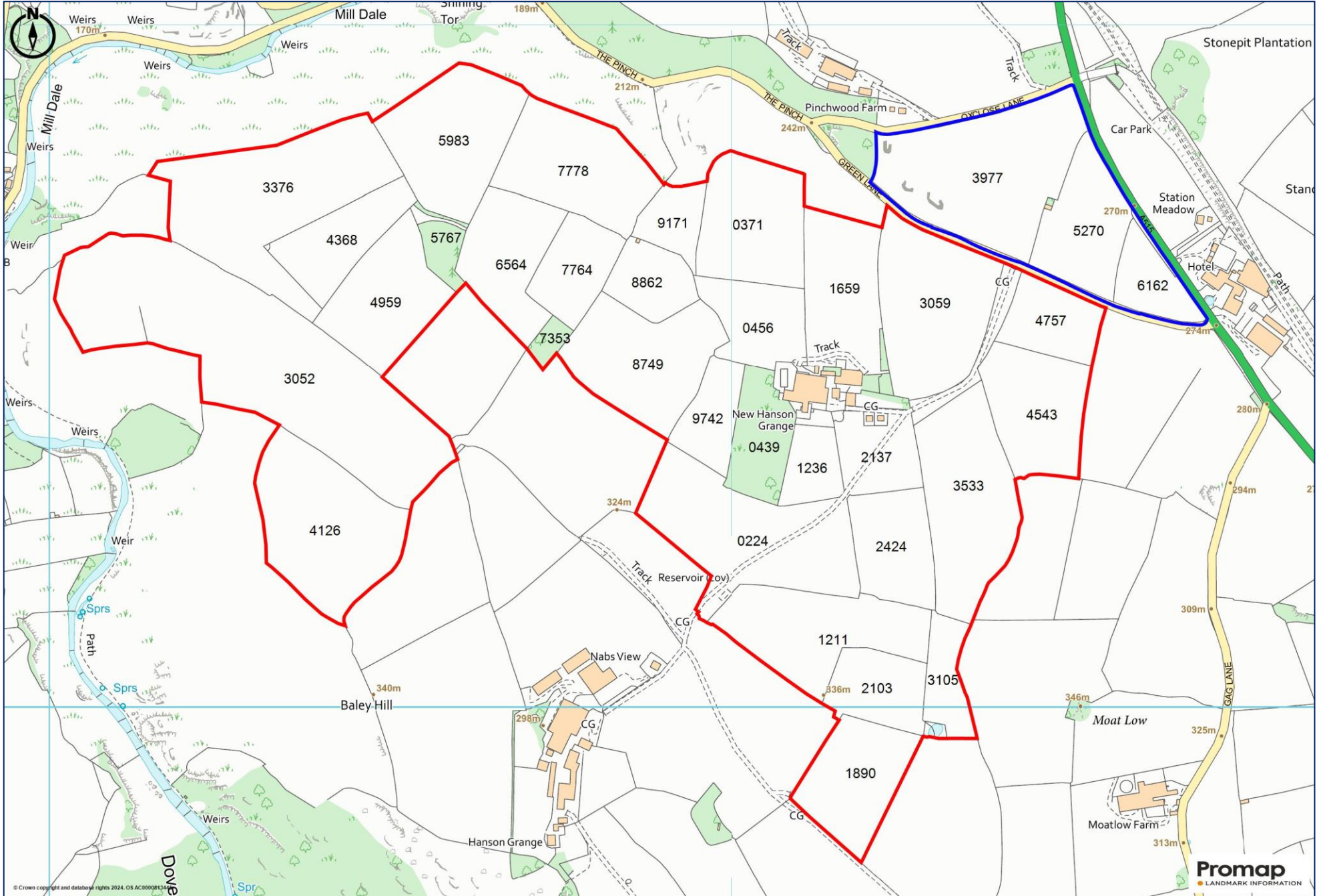
Both Shepherds Huts contain the following: -

- double bed
- storage drawer and cupboards
- fold down breakfast table with 2 chairs
- wood burning stove
- single portable gas stove
- battery powered lanterns and LED lighting with dimmer control



FOR IDENTIFICATION ONLY – NOT TO SCALE

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract. Reproduced from the Ordnance Survey Map by Permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.



EPC
THE NEW BUNGALOW

2 The Bungalow New Hanson Newton Grange ASHBOURNE DE6 1NN		Energy rating E		Score	Energy rating	Current	Potential
		92+	A				
Valid until 23 November 2029		Certificate number 8451-7521-6830-4621-7902		81-91	B		90 B
				69-80	C		
Property type Detached house				55-68	D		
				39-54	E	48 E	
Total floor area 108 square metres				21-38	F		
				1-20	G		

SERVICES

We understand that the farmhouse is connected to mains water and electricity with drainage by private means and heating via wood pallet boiler. Both bungalows are connected to mains water and electricity, with drainage by private means and oil fired heating. The majority of the agricultural buildings have mains three phase electric connected.

SOLAR PANELS

There is a 12kw solar array on the roof of building 2, installed in 2014 and being eligible from Feed-In-Tariff income until 2034. Further details will be provided on viewing.

BUSINESS RATES

We believe that the rateable value for The Bungalow holiday let is £2,400. The vendors have benefitted from 100% small business rate relief.

COUNCIL TAX BAND

We understand that the farmhouse is in council tax band E and the new bungalow is in council tax band C.

LOCAL AUTHORITY

The local authority is Derbyshire County Council and Derbyshire Dales District Council, to whom any enquiries of a planning notice or other appropriate matter should be addressed.

We are not aware of any outstanding planning applications, planning consents or enforcement notices that affect the property, but should there be any we reserve the right to amend the valuation.

TENURE AND POSSESSION

The property is held freehold and vacant possession will be given upon completion, except for the land subject to the Farm Business Tenancies.

WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

MAPPING

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

MORTGAGE PROVISION

If you are thinking of buying a property, either through us or another agent, and require mortgage advice then please contact our office with your details and we can get our independent mortgage advisor to contact you to arrange a free no obligation meeting

THINKING OF MOVING?

If you have a property you are thinking of selling or renting, then please contact us for a free-market appraisal and advice on the best way forward. Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

PLEASE NOTE

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

VIEWING

By prior arrangement through Graham Watkins & Co. Please email: enquiries@grahamwatkins.co.uk or telephone 01538 373308

WEBSITES

www.grahamwatkins.co.uk

www.rightmove.co.uk

www.onthemarket.com

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.
6. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;

