



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**Middle Street Farm,
Monyash, Nr Bakewell, Derbyshire DE45 1JQ**

**Offers Over £950,000
For Sale by Private Treaty**



MIDDLE STREET FARM

- **Five Bedroom Detached Farmhouse and One-Bedroom Annexe**
- **Extensive Range of Outbuildings and Hardstanding Area**
- **44.16 Acres or Thereabouts Grassland (includes Homestead)**
- **Huge Development Potential Subject to Necessary Consents**
- **Highly useful location for host of alternative uses, with good access off A515**

SUMMARY

Middle Street Farm presents a rare opportunity to purchase a farmstead with ample hardstanding and a good number of sizeable buildings the whole of which is set in 44.16 Acres or thereabouts to include 38 acres of grassland or thereabouts. The property is located just off the A515 main road from Ashbourne to Buxton, providing excellent road networks to the property. Middle Street Farm sits approximately 1 mile from the picturesque Village of Monyash in the Peak District National Park. The property will be of interest to those with long term business, agricultural or commercial interests.

Middle Street Farm benefits from a large number of agricultural buildings, extensive hardstanding combined with excellent access and road networks, providing perspective purchasers a unique opportunity to acquire a property with huge development potential and a wide variety of uses subject to necessary planning consents.

DIRECTIONS

Middle Street Farm lies adjacent to the A515 Buxton to Ashbourne Road. If approaching from Longnor, proceed up Crowdecote Bank to the A515. Take a right hand turn towards Newhaven and Ashbourne, the entrance to the property will be found on the left-hand side after approximately $\frac{3}{4}$ mile, as indicated by the agent's 'For Sale'.

What3words: ///wardrobe.food.alongside

MAIN FARMHOUSE

Stone & tile construction

Cloak Room – 1.49m x 2.16m

Vinyl floor, w.c off Utility.

Downstairs Utility Room – 3.55m x 1.9m

Vinyl floor, low level w.c & basin.

Storeroom – 1.49m x 1.37m

Vinyl floor.

Kitchen – 6.29m x 3.6m

Wooden low & high level units, stainless steel sink, dining area, electric cooker, carpeted floor.

Living Room – 4.43m x 4.39m max

Carpeted floor, log burner, stone surround, UPVC window, radiator and stairs off.

Downstairs Bedroom One- 4.13m x 4.17m

Carpeted floor, UPVC window, radiator and log burner.

Bedroom Two – 3.59m x 2.09m

Carpeted floor, UPVC window, radiator.

Front Porch – 1.82m x 2.74m

Stairs to First Floor



Bedroom Three – 4.2m x 3.58m

UPVC window, carpeted floor and built-in wardrobe.

Landing – 4.21m x 1.60m

Wooden floor.

Bedroom Four – 2.50m x 4.18m

UPVC window and carpeted floor

Bedroom Five – 3.72m x 3.47m

UPVC window and carpeted floor

Bathroom – 2.19m x 3.46m

UPVC window, wooden floor, tiled walls, radiator, bath, shower, wash hand basin and towel cupboard.

Cloakroom – 1.83m x 1.18m

Wooden floor, toilet and wash hand basin.

ANNEXE

Kitchen – 3.03m x 3.32m

Vinyl floor, stainless steel sink, electric cooker and UPVC window.

Living Room – 3.01m x 5.34m

Wooden floor, log burner and UPVC window.



W.C – 1.65m x 0.89m

Toilet and hand wash basin.

First Floor Bedroom & Bathroom – 4.60m x 2.91m

Carpeted floor and shower.



OUTBUILDINGS

1. Portal Frame Workshop – 11.76m x 27.0m

Cement fibre, part block walls, inspection pit, concrete floor, mezzanine floor and electric sockets.

2. Lean to – 15.94m x 6.38m

Concrete floor

3. Portal Frame Former Woodshed – 27.35m x 26.62m

Concrete floor, portal frame, electric 110v and 240v sockets.

4. Concrete Former Wood Alley – 32.54m x 8.72m

Concrete floor

5. Former Cubicle Shed – 4.12m x 57.4m

Concrete floor

6. Storeroom – 41.69m x 6.44m

Concrete floor and lockable door

7. Lean To – 31.58m x 7.26m

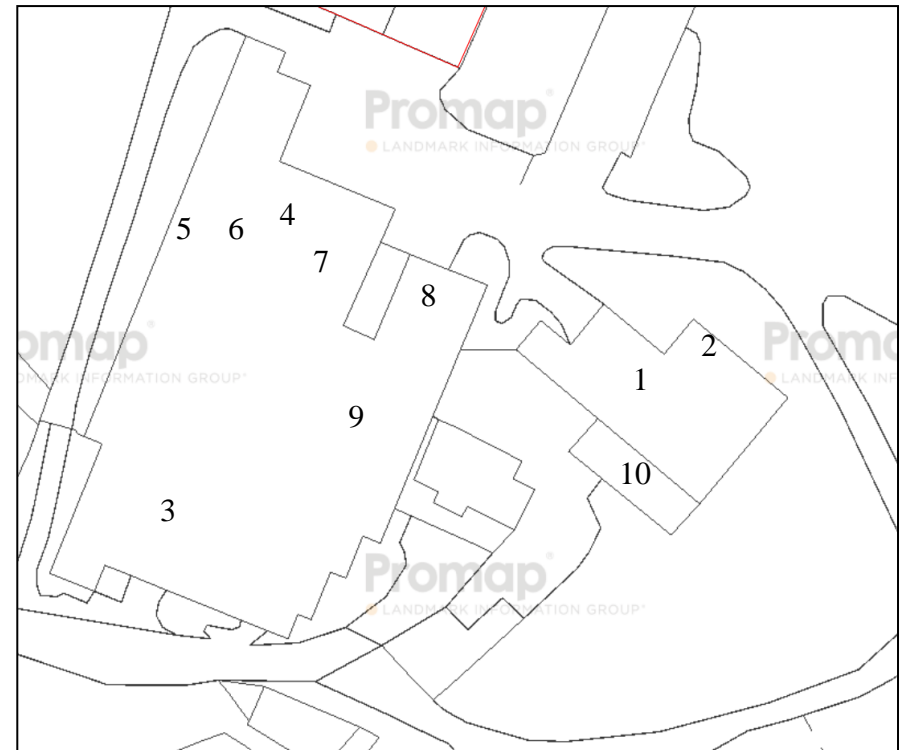
8. Portal Frame Log Store – 17.41m x 10.78m

Concrete floor

9. Former Parlour – 33m x 9.50m

10. Portal Frame Car Port – 5.98m x 18.28m

Cement fiber roof and concrete floor

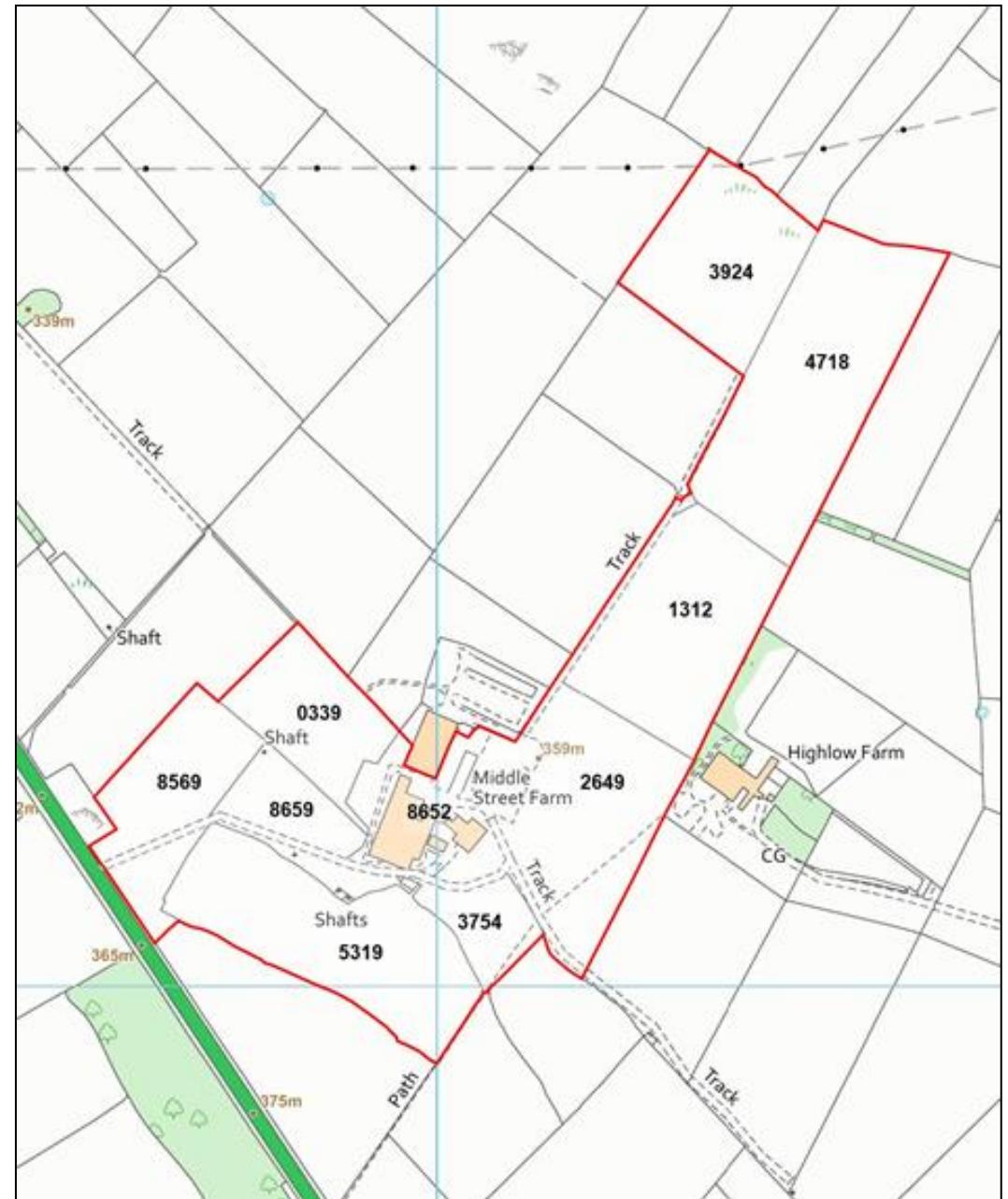


LAND

Middle Street Farm resides in 44.16 acres or thereabouts in its entirety. The lands itself comprises of productive grassland which is level in nature and is suitable for grazing and mowing purposes. The land is contained in the following schedule:

Schedule:

<u>Os Number</u>	<u>Description</u>	<u>Area (Hectares)</u>
3924	Grassland	1.74
4718	Grassland	3.06
1312	Grassland	2.38
2649	Grassland	1.84
3754	Grassland	0.48
5319	Grassland	2.48
8659	Grassland	0.84
0339	Grassland	1.18
8569	Grassland	1.46
8652	Yard+ House	2.41
	Total	17.87 Hectares or 44.16 Acres







SERVICES

We understand the property is connected to mains electric, mains water, oil fired heating and drainage by private means.

LAND REGISTRY

The property is held under title number: DY373292

LOCAL AUTHORITY

The local authorities are Peak District National Park, Derbyshire Dales District Council and Derbyshire County Council to whom all enquiries of a planning or other relevant matters should be addressed.

RIGHT OF WAY

Middle Street Farm is subject to a right of way through the property to allow access to a building and yard area which is occupied and owned by a separate third party. Further details of the right of way will be available upon viewing of the property.

WAYLEAVES & 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, quasieasements 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.

TENURE & POSSESSION

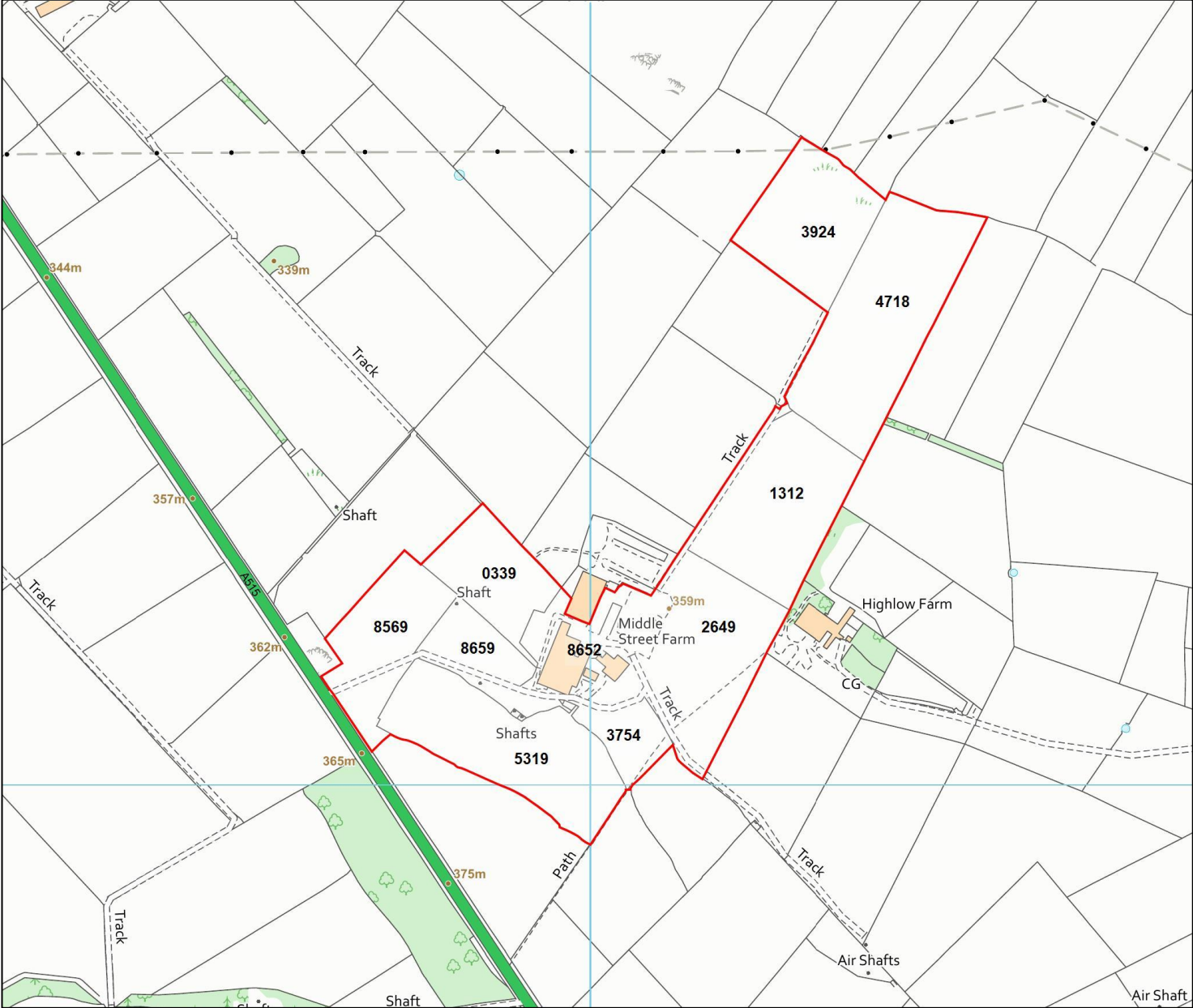
The property is held freehold and vacant possession will be given upon completion.

VIEWINGS

By prior arrangement through Graham Watkins & Co.

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.



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.

MEASUREMENTS

All measurements given are approximate and are 'maximum' measurements.

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.

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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.

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;
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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.

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