



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

01538 373308
ENQUIRIES@GRAHAMWATKINS.CO.UK

DEVELOPMENT PROJECT FOR SALE BY PRIVATE TREATY



Exciting Development Opportunity – Conversion of Agricultural Building to 3 Dwellings

Virginsalley Lane, Snelston, Ashbourne, DE6 2DN

OFFERS IN THE REGION OF £475,000



DEVELOPMENT PROJECT FOR SALE BY PRIVATE TREATY

**Agricultural Buildings with Planning for 3 No. Dwellings
Option to Purchase Additional Land
Located In a Popular Rural Location**

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.

Directions

The buildings are situated a short distance from the market town of Ashbourne Derbyshire. The site is approached by heading south on the A52 from Ashbourne towards Sudbury, after 3 miles take the right turning just after Darley Moor Racetrack onto the B5033. After 1 mile take the first right turning onto Virginsalley Lane and the buildings are located on the right-hand side after 1 mile.

Description

The buildings are situated down a quaint rural lane near the small village of Snelston in the heart of the Derbyshire Dales. The rear building has gained planning permission in Decemebr 2024 for conversion into 3 No. three-bedroom dwellings. There is the option to purchase additional land if desired.

Building and Yard Area

The site currently benefits from two modern portal frame agricultural buildings and a large concreted yard area, accessed via a set of double gates off Virginsalley Lane.

The princple building is a portal frame cattle housing building measuring 90ft in length and 25ft in width, with an eaves height of 16ft. The building was origionally granted permission in 2022, and now has consent to be converted to 3 dwellings under Class Q permitted development rights.

Additional Building

The additional building is a portal frame cattle housing building measuring 75ft in length by 25ft in width with an eaves height of 16ft. This building is to be removed as part of the development and the vendor wishes to take this down and utilise it on a different site.



Planning Permission

The site has gained permission in December 2024 under application 24/00905/PDA for the conversion of the Building into 3 No. dwellings. The permission allows for the following:

Plot 1: 124m²

Ground Floor - Open plan kitchen diner & living room.

First floor – Three bedrooms and bathroom

Plot 2: 125m²

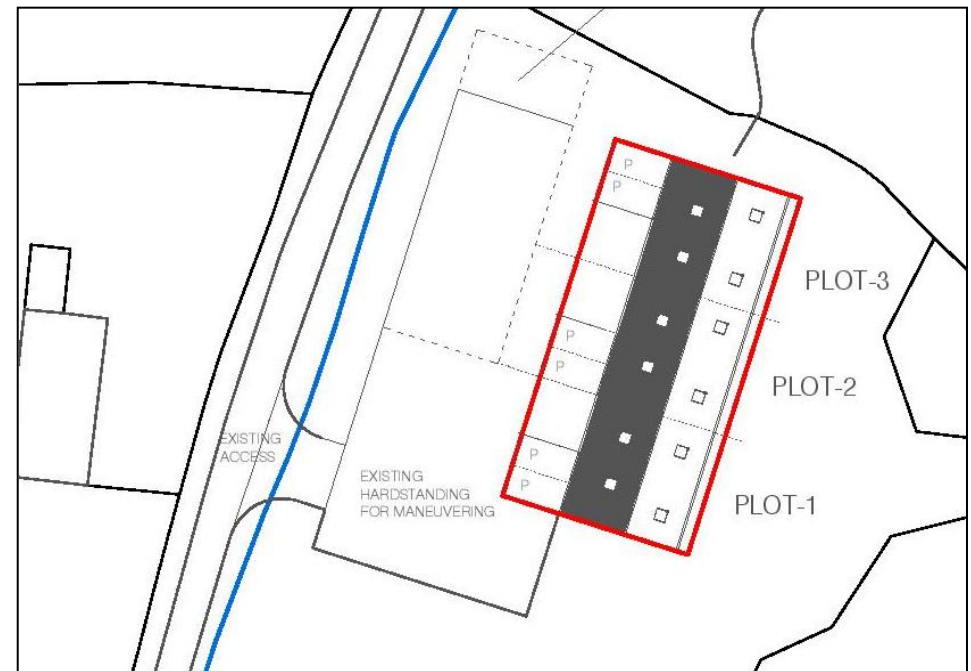
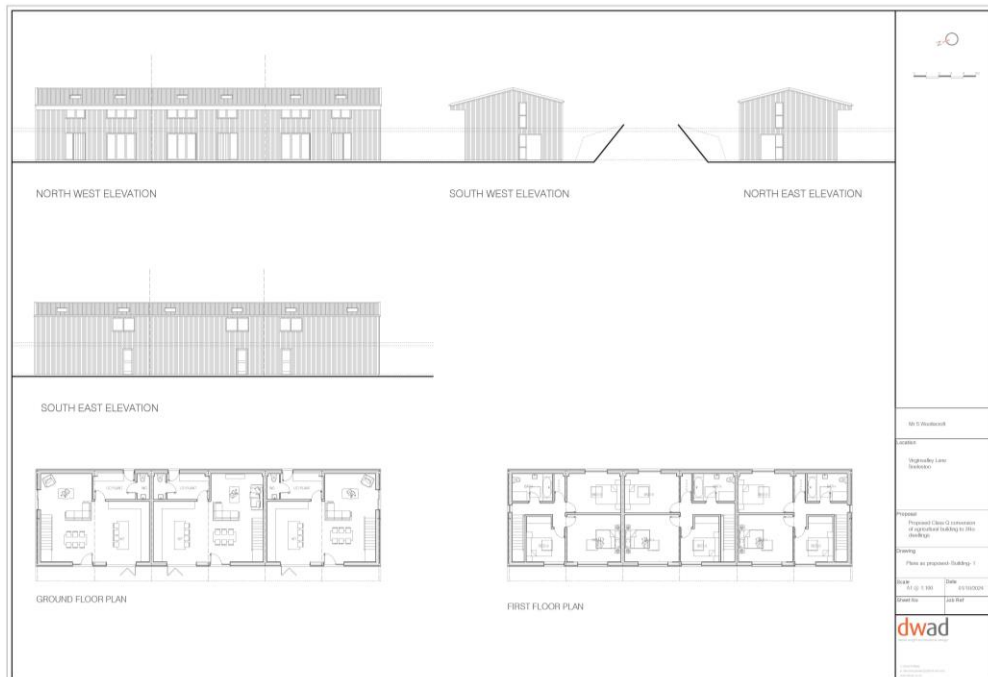
Ground Floor -Open plan kitchen diner & living room.

First floor – Three bedrooms and bathroom

Plot 3: 124m²

Ground Floor - Open plan kitchen diner & living room.

First floor – Three bedrooms and bathroom



Land

The land is available for purchase by separate negotiation (edged in blue) The land is permanent grassland and is considered to be in good heart. The land is suitable for grazing purposes and mowing purposes in parts.

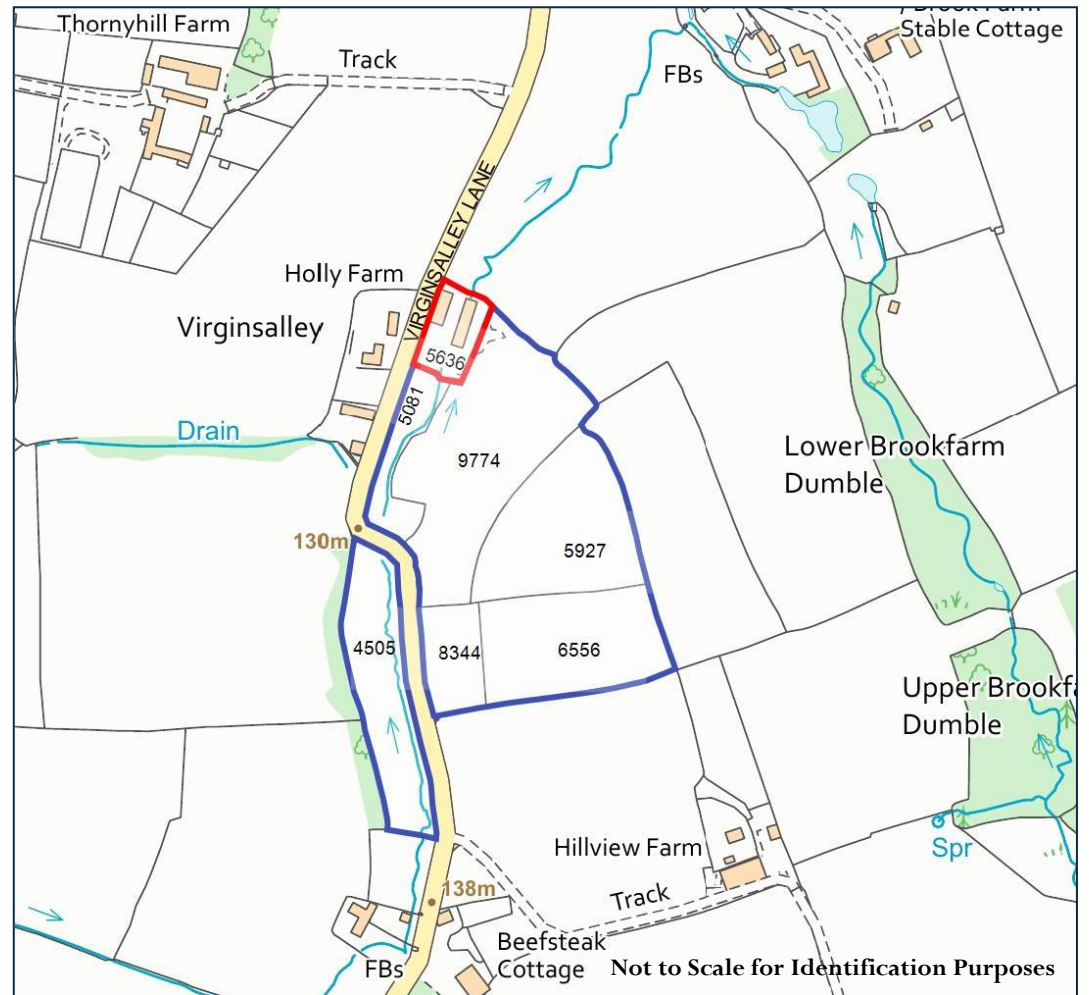
The land benefits from being ring fenced and having 4 access gates onto Virginsalley Lane. The majority of the land is ring fenced with one parcel lying on the opposite side of Virgins Alley Lane. There is good gated access to the land as will be seen on inspection.

Schedule

The land is further described below;

<u>OS Number</u>	<u>Description</u>	<u>Area (Acres)</u>
5636	Yard Area	0.43
6556	Grassland	1.88
8344	Grassland	0.71
5927	Grassland	2.03
9774	Grassland	2.96
5081	Grassland	0.68
4505	Grassland	1.86

Total 10.55 Acres Or 4.70 hectares or thereabouts



Local Authority

The Land resides within the Derbyshire Dales District, with the local council being Derbyshire Dales District Council.

Services

We understand that the buildings are connected to mains water. Electricity is not currently available onsite, however there is a duct under the road with electricity available subject to a connection been made to the pole and transformer onsite. Any interested parties should make their own enquiries.

Tenure and Possession

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

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.

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, 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.

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 interested party is advised to obtain verification from their Solicitor or Surveyor.

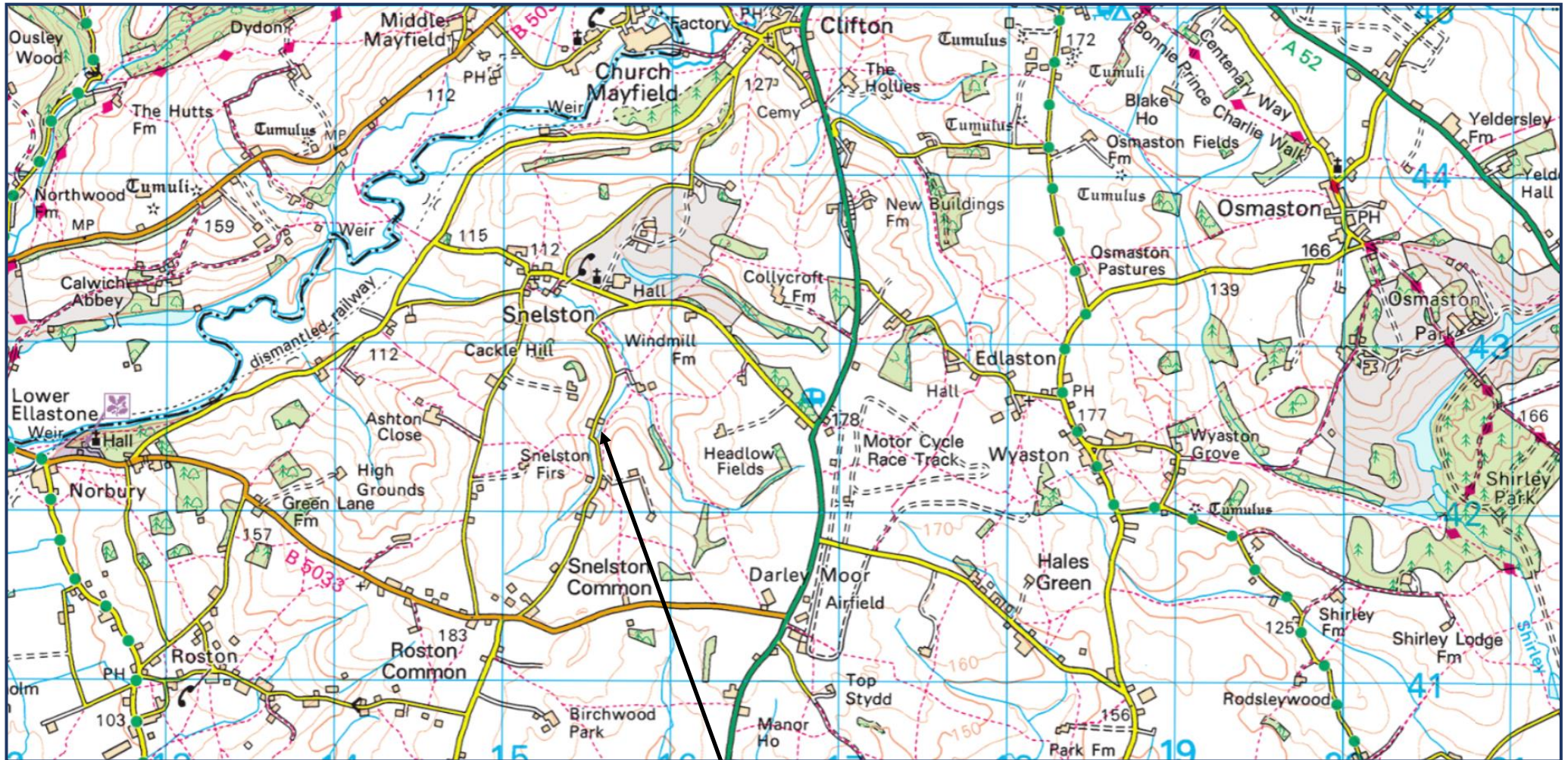
Viewing

At any reasonable time with a set of these particulars.



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.



Location