



w**ards**
estate agents

The Old Coach House Marsh Green Lane

Ashover, Chesterfield, S45 0DR

£350,000

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Ashover, Chesterfield, S45 0DR

Fabulous opportunity to acquire this
POTENTIAL DEVELOPMENT- THREE
BEDROOM/TWO BATHROOM BARN
CONVERSION!!

Full planning permission for demolition
of existing coach house and erection of
new detached 3 bed 2-storey dwelling.
Planning permission number
21/01494/FL- see direct link to NEDDC.
Mitigation Licence Held.

Preliminary Ecological Appraisal &
Roost Assessment completed June
2024

Bat Emergence & Re-Entry Survey
completed Sept 2024

Situated in the heart of Ashover in a
stunning idyllic and very picturesque
setting on a hugely sought after country
lane within the village with breath taking
open panoramic views of rolling hills
and fields on the fringe of the Stunning
National Peak Park, Home to some of
England's Best Scenery and tranquil
walks.

Within close proximity to all excellent
village amenities including the post
office, cafe, shops, country pubs and
the highly regarded Ashover Primary
School.

Current buildings including generous
gardens are set in approximately 0.2
acres





Family accommodation included within the plans comprise on the ground floor of hall, reception room, dining kitchen, snug, bedroom/study and two first floor bedrooms and family bathroom. Ample car standing spaces for 2 vehicles.

Viewing is highly recommended!!

Additional Information

Mains drainage with Septic Tank

Secondary School Catchment Area - Tupton Hall School

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School catchment areas

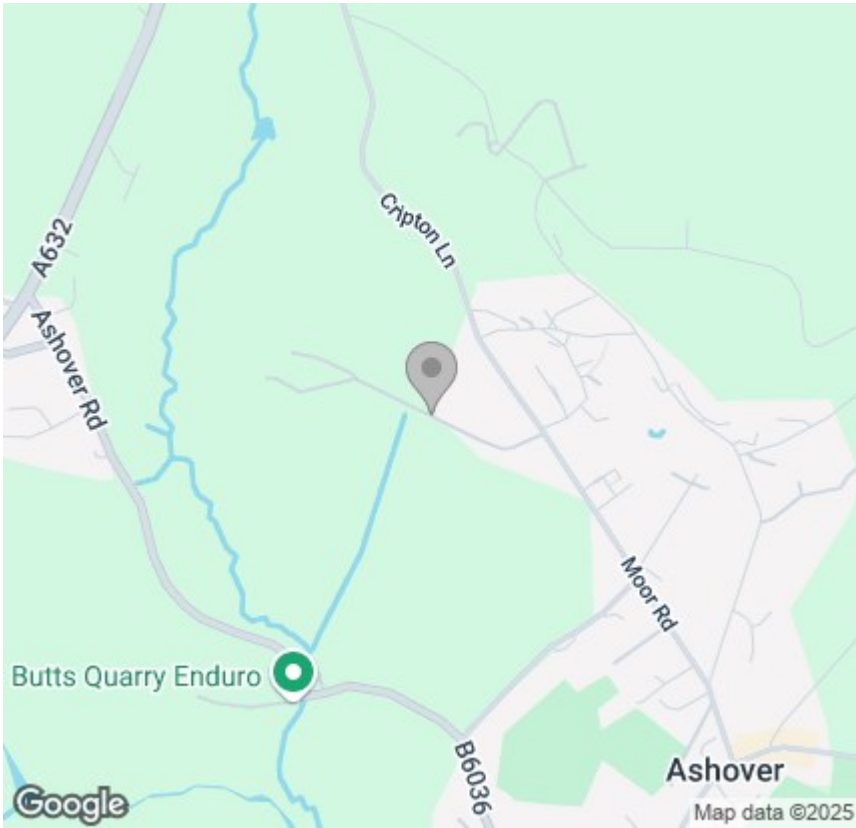
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. 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.



Floor Plan

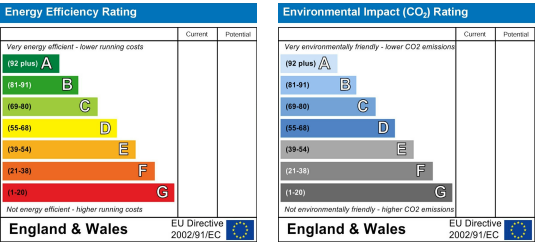
Area Map



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

