



**Barn 2, Follyfoot Farm Burnthearth, Hilton, Derby, Derbyshire, DE65 5FE**

**£88,000**

Planning approved for a single storey home with lounge, dining kitchen, three bedrooms, en-suite shower room and additional shower room.



Mickleover: 01332 511000

Hilton: 01283 777100

[www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

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## Summary Description

Scofield Stone are pleased to present for sale this superb development opportunity. Occupying a delightful secluded location surrounded by open countryside but only half a mile from the village of Hilton. Planning consent has been given for the conversion of three barns to create modern, single story family homes which will be ideal for retirement or as holiday homes, especially with the site being on the doorstep of the Peak District. Situated to the rear of the existing Follyfoot Farm, the development is ideally located close to local amenities within the village, excellent access to the main routes of the A50, A38, M1, M6 and East Midlands Airport, and also has excellent local primary and secondary schools.

Planning consent is granted (planning reference numbers DMPA/2021/1099 and DMPA/2021/1100) and can be found here:

<https://southderbyshirepr.force.com/s/planning-application/a0b4J000004yr0gQAA/dmpa20211100>

and

<https://southderbyshirepr.force.com/s/planning-application/a0b4J000004yr0bQAA/dmpa20211099>

Each property would have allocated parking and views of the countryside, making the location an ideal holiday cottage location.

What3Words location: ///cashier.haggis.ferrying

## Barn Two



A single storey home with lounge, dining kitchen, three bedrooms, en-suite shower room and additional shower room.

## Site



## Entrance



## Existing Farm



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### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### ALSO AVAILABLE ON SITE

#### Barn One



Also available on site, see our separate listing - A single storey home with lounge, living kitchen, utility room, three bedrooms, master en-suite to man bedroom and separate shower room.

#### Barn Three



Also available on site, see our separate listing - An open plan contemporary home with living kitchen, study, two bedrooms, family bathroom, shower room and double garage.



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

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



**Mickleover Office**  
11 The Square,  
Mickleover,  
Derby DE3 0DD

**Hilton Office**  
Unit 6, Neighbourhood Centre  
Witham Close,  
Hilton, Derby DE65 5JR

**t:** Mickleover Office 01332 511000  
**t:** Hilton Office 01283 777100  
**e:** info@scoffieldstone.co.uk  
**w:** [www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)

Co Reg No. 8975758 VAT No. GB186513980