



Netherseal Road, Chilcote, Swadlincote, DE12 8DQ

Nicholas  
Humphreys

£1,000,00

**\*\* Country House With Barns Ready To Convert into 4 Additional Dwellings \*\* Development Opportunity \*\* Rural Location \*\***

The site extends to approximately 1.3 acres and comprises a substantial farm house and a range of outbuildings with full planning permission to convert to 4 x Barn Conversions and a stunning three storey farm house along with garaging and home office space.

A rare opportunity to purchase a substantial development site situated in a highly regarded village location.

In Conjunction With Our Auction Partner BGT Eddisons Auctions . Guide Price £1,000,000 +

Auction Date 28/05/2026 9am

A rare opportunity to purchase a substantial development site situated in a highly regarded village/ hamlet location.

Offering five large residential dwellings.

Planning was granted for the Barn Conversions in December 2025 Ref- 20/00787/FUL.

Planning for the Farm House was granted in 2019 Ref- 19/01157/FUL (expired) Clearance of the external front grounds to start early May.

Full information can be found on North West Leicestershire Council website.

Enquires please see BGT Eddisons website and register to bid.



# For Auction

In Conjunction With Our Auction Partner BGT Eddisons Auctions . Guide Price £1,000,000 +

Auction Date 28/05/2026 9am Visit there Website to register to BID !

A rare opportunity to purchase a substantial development site situated in a highly regarded rural village location, in probably the best site in the village.

Offering five large residential dwellings.

The site extends to approximately 1.3 acres and comprises a substantial farm house and a range of outbuildings with full planning permission to convert to 4 x Barn Conversions and a stunning three storey former farm house along with garaging and home office space.

Planning was granted for the Barn Conversions in December 2025 Ref- 20/00787/FUL.  
Planning for the Farm House was granted in 2019 Ref- 19/01157/FUL and we are told it is valid due to some works already being started.

Full information can be found on North West Leicestershire Council website.

Farm House - Five Bed plus Second floor Guest Suite/Flat.  
Barn One - Three Bed  
Barn Two- Three Bed  
Barn Three - Three Bed  
Barn Four - Four Bed

There are wonderful views over the surrounding countryside and the village Church.

The Farm House is arranged over three floors with additional cellar and the Barn Conversions will be over either one or two floors. In addition the will be a further barn which will offer garaging and home office space for the dwellings. Assuming this should say - In addition there will be a further barn which will offer garaging and home office space for the dwellings, isn't this also a barn conversion?

Chilcote is a quiet and desirable village location but has easy access to the M42 and in turn the M1 and M6 Motorways. I prefer - very easy access to the M42 and in turn the M1 and M6 Motorways

The total accommodation once developed will extend to approx. 13,500 sqft.

Accommodation  
Farm House - 455 Sqm  
Hall, Cloakroom, Four Reception Rooms, Dining Kitchen, Utility, Five Bedrooms, Three En-suites, Main Bathroom, Cellar. Second floor Guest Suite/Flat.

Barn One - 142 Sqm  
Hall, Cloakroom, Lounge/Diner, Kitchen, Three Bedrooms, Ensuite and Family Bathroom. Separate Home Office.

Barn Two - 184 Sqm  
Hall, Cloakroom, Lounge/Kitchen/Diner, Utility, Three Bedrooms all with En-suites and Master Dressing room. Separate Home Office.

Barn Three - 184 sqm  
Hall, Cloakroom, Lounge/Kitchen/Diner, Utility, Three Bedrooms all with Ensuites and Master Dressing room. Separate Home Office.

Barn Four - 244 Sqm  
Hall, Cloakroom, Lounge/Diner/Kitchen, Four Bedrooms all with En-suites and Master Dressing Room.

Draft Sales Particulars  
These sales details are awaiting vendor approval

Tenure  
Freehold

Planning Notices:  
The buyer is to check through he legal pack held with BGT Eddisons and planning information held on the North West Leicestershire District Council website for all planning decisions and notices in advance of the Auction date, and prior to placing an offer or bid on the property. This is to fully satisfy themselves as to the conditions being imposed on the development and the dates plans were passed.

Draft Sales Particulars  
These sales details are awaiting vendor approval

Nicholas Humphreys are providing an advertisement on behalf of BGT Eddisons, who will be acting as the agent & auctioneer on this case. The intending buyer will be required to provide their information to them and all offers will need to be submitted to them and not Nicholas Humphreys.

Costs  
Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- 10% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 1.2% of the purchase price (subject to a minimum of £1,500 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

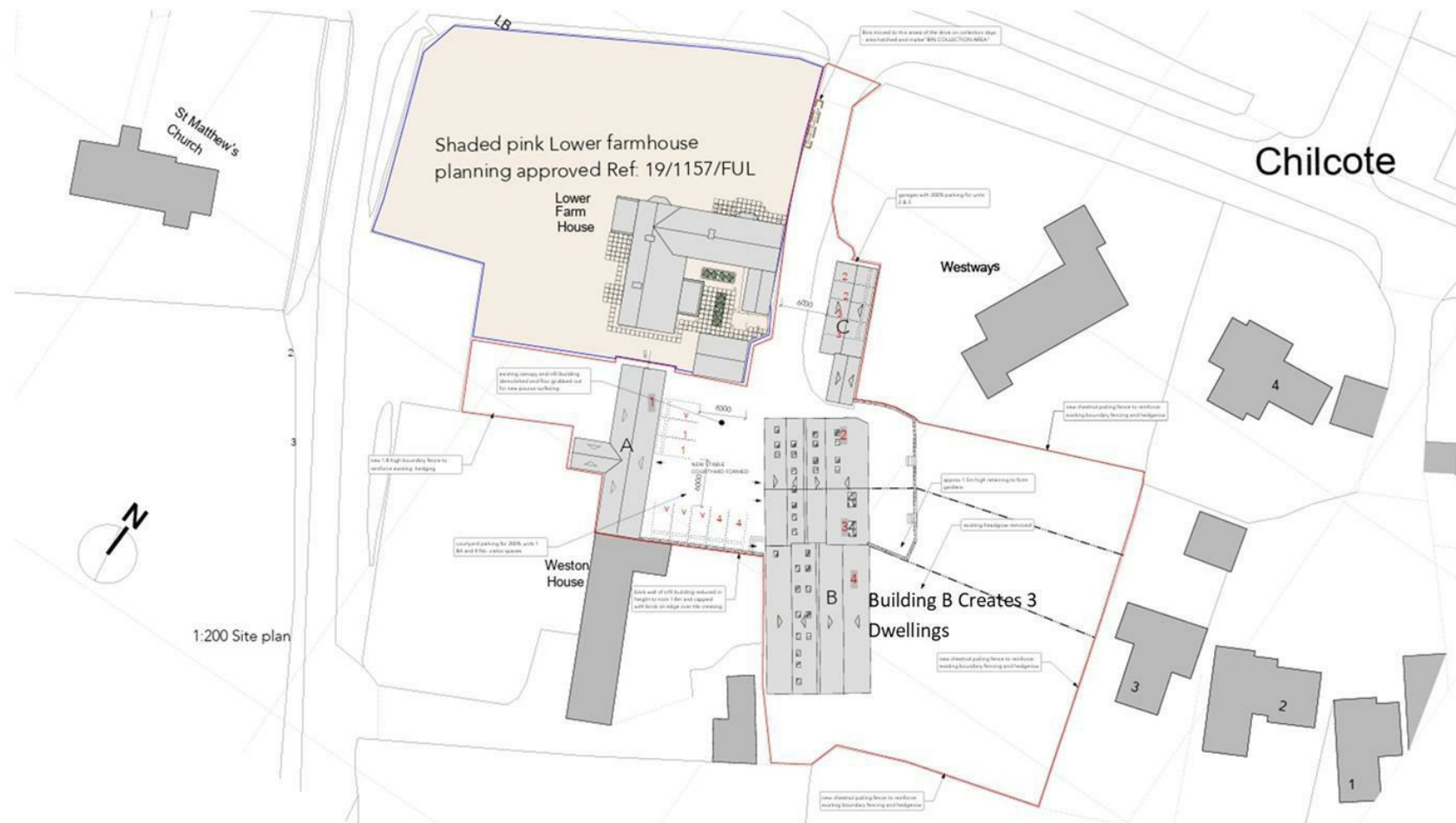




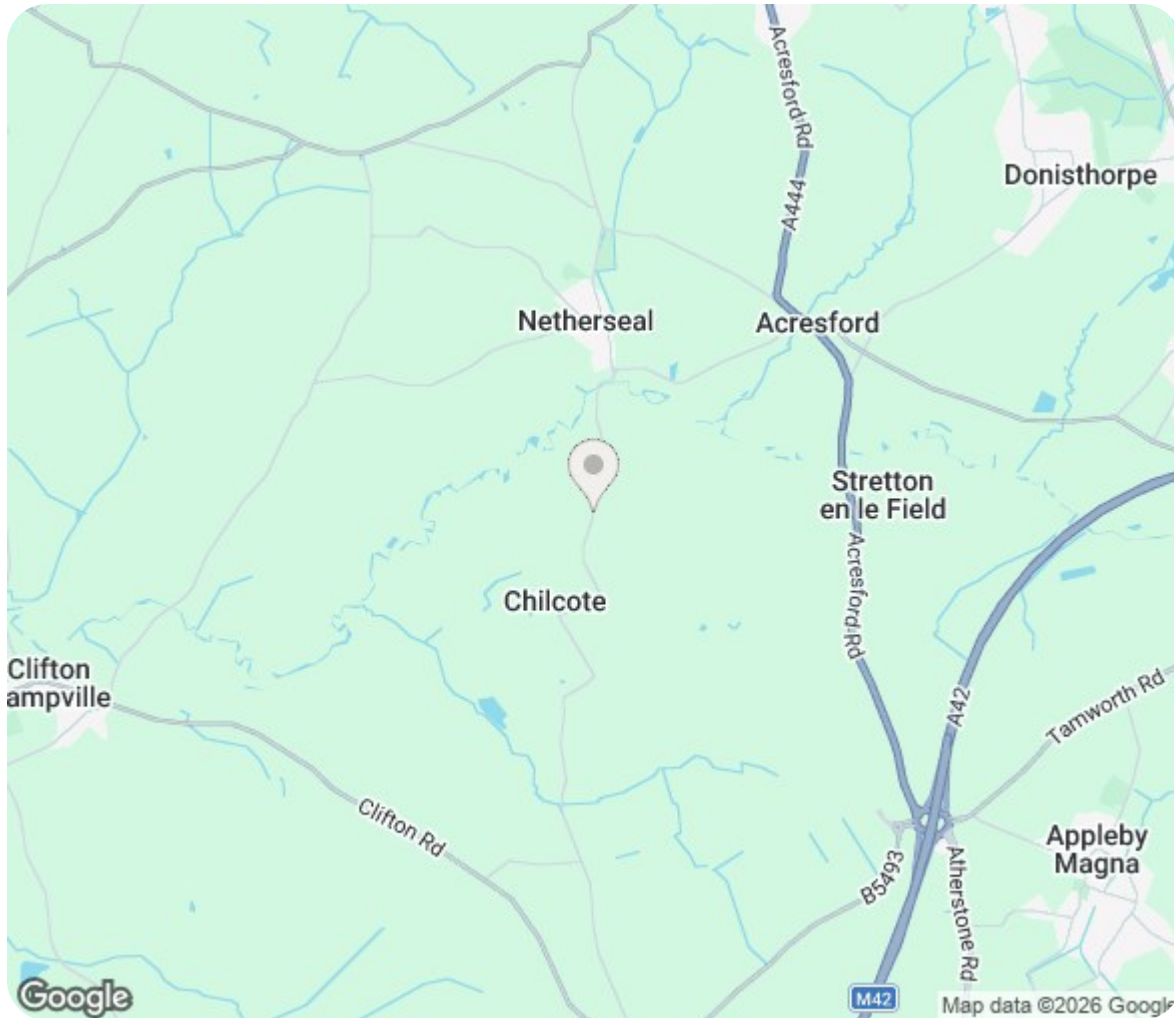









**Title Plans** - This copy is not an 'Official Copy' of the title plan. HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, estimated property lines, not the exact line of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground, and to be used as a general guide only to the land available.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Council Tax Band**

**Freehold**

This Brochure consists of 12 pages, please ensure you have read all pages before proceeding with your proposed purchase.

**01283 528020**  
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

## Important Notes, Charges & Selective Licence Areas

**AML & ID Verification Checks & Charges.** In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective Licence Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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