



Mitre House Farm (Buildings and Land)

Swinscoe



Mitre House Farm
Barn and Land
Swinscoe Hill
Ashbourne
Derbyshire
DE6 2HS



5.79 ac

An excellent opportunity to purchase an attractive detached stone barn and land with water and electricity supply on site. Providing the opportunity for a variety of uses, previously having been designed for equestrian use and more recently for hobby farming. The barn is set back from the road with adjacent field shelters surrounded by a concrete yard with gated access to the land.

The land provides level pasture suitable for grazing and mowing and is divided into a number of separate interconnecting paddocks with the site extending to 5.79 acres in all.

Situated just inside the Peak District National Park enjoying beautiful views over surrounding rolling countryside

Best and final offers invited by Friday 16th October at 12 noon

Asking Price:
Offers in excess of £250,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Description

This delightfully well located site offers great versatility for a varied number of uses including equestrian, leisure and hobby farming, and perhaps even offering potential for residential conversion subject to obtaining necessary consent.

Recently the site has been used as an extension of a smallholding and prior to that it was used for equestrian purposes. The stone barn sits splendidly within the hardstanding courtyard and could provide livestock housing with useful hay-loft on the first floor. Adjacent to the barn are two field shelters and next to that is another larger shelter all with gated concrete yard.

The land provides level pasture suitable for grazing and mowing with gated access from the entrance track which continues past the barn through to the northern most fields. The fields have been well fences into smaller paddocks to aid grazing rotation.

The land is easily accessible just set back from the road behind matured hedging. The hedging to the northern boundary is lower height and therefore the views across the neighbouring farmland and valley can be enjoyed more easily.





General Information

Services:

Main water and electricity are currently connected to the site.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Local Planning Authority

Staffordshire Moorlands District Council

Planning Authority; Peak District National Park

Directions:

What3words:///incisions.gullible.pockets

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com. **Interested parties should not attend the site without having booked a suitable appointment.**

Method of sale :

The property is for sale by private treaty with **best and final offers invited by 16th October at 12 noon.**

All offers should be submitted in writing and accompanied by proof of funds.

The vendor reserves the right to accept an offer prior to this deadline.

Any offer accepted will be conditional on the sale completing by 18th December 2026 at the latest

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





Vine House, Ashbourne, Derbyshire, DE6 1AE
T: 01335 342201
E: ashbourne@bagshaws.com
www.bagshaws.com
In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Leek	01538 383344
Uttoxeter	01889 562811

