







FOR SALE ON BEHALF OF THE RECEIVER

**Slaters Barn, Longwalls Lane, Belper,  
Derbyshire DE56 2DE**

## DETACHED BARN CONVERSION WITH ANNEX

**OITRO £1,000,000**

### Property Features

-  Detached barn conversion
-  2 Bathrooms
-  2,337sq.ft.
-  4 Bedrooms
-  Sought after rural location
-  Total plot of 4 acres with landscaped gardens and paddock

### CONTACTS

**Amy Selfe**

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# Settle into Your SURROUNDINGS

Set in the charming rural village of Blackbrook, just 10 miles north of Derby and close to Belper, this property occupies a desirable position on the valley side with views across the village below. Surrounded by open countryside, it offers a peaceful, scenic setting within the Derwent Valley Mills World Heritage Site Buffer Zone — an area celebrated for its historic and natural beauty. The Peak District National Park is 10 miles north with the desirable towns of Bakewell and Buxton within easy reach via the A6.

Whilst the property offers rural and countryside living, Belper is just 2 miles to the east and is an attractive historic market town offering a range of amenities.

The property can be accessed from Longwalls Lane, which links to the A517 Ashbourne Road, and then to the A6. The area is also well connected to the A38, and M1. Belper offers a railway station on the Midland Main Line and East Midlands Airport is some 30 miles away.



## DESCRIPTION

The property is a modern redevelopment of former farm buildings arranged around a courtyard, providing a detached four bedroom barn style dwelling and a separate annex with a gym, office and garage.

The main dwelling is arranged as an L shaped building which is mainly single storey with a two storey wing. In the single storey section there is a large entrance hall which leads to an open plan kitchen and dining room, plus a WC and utility room. The kitchen is fitted with shaker style cabinates and a marble effect worktop. The ground floor of the two storey wing provides an ensuite bedroom and living room, and the first floor provides three further bedrooms, one with an ensuite, plus a family bathroom. The finish throughout is modern with mainly painted walls but areas of exposed stone to add character, the flooring is a combination of tiles and carpet and the bathrooms are mainly tiled. Patio doors and full height glazing are featured throughout.

The annex comprises a gym, shower room, office and garage.

To enter the premises is a gated entrance that provides access to a surfaced courtyard used for parking and landscaped gardens plus a patio. A track leads to a paddock extending to roughly three more acres.

Longwalls Lane is unadopted.

## ACCOMMODATION

Main house- 170m<sup>2</sup> / 1,830sq.ft.

Annex- 47m<sup>2</sup> / 506sq.ft.

Total- 217m<sup>2</sup> / 2,336sq.ft.

## TENURE INFORMATION

The property is held under freehold title number DY390511.

## PLANNING

The local planning authority is Amber Valley Borough Council and we understand the property has planning consent under AVA/2019/0683 and AVA/2018/0977. The property is being sold by the receivers who do not have any knowledge of building regulation sign off or warranty in place. Parties must make their own enquiries regarding this and consider ability to obtain finance without this documentation.



## PRICE

We are asking for offers in the region of £1,000,000.

## EPC

The property has an EPC rating of B.

## Council Tax

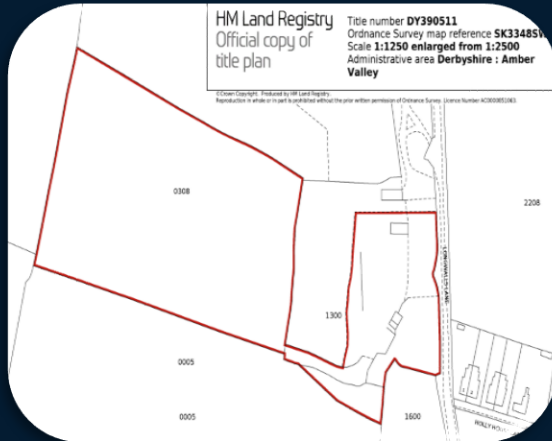
Band G- Annual charge for 2025/2026 will be £3,872.33.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment.



**CONTACT US TO ENQUIRE**

**AMY SELFE**

Associate Director

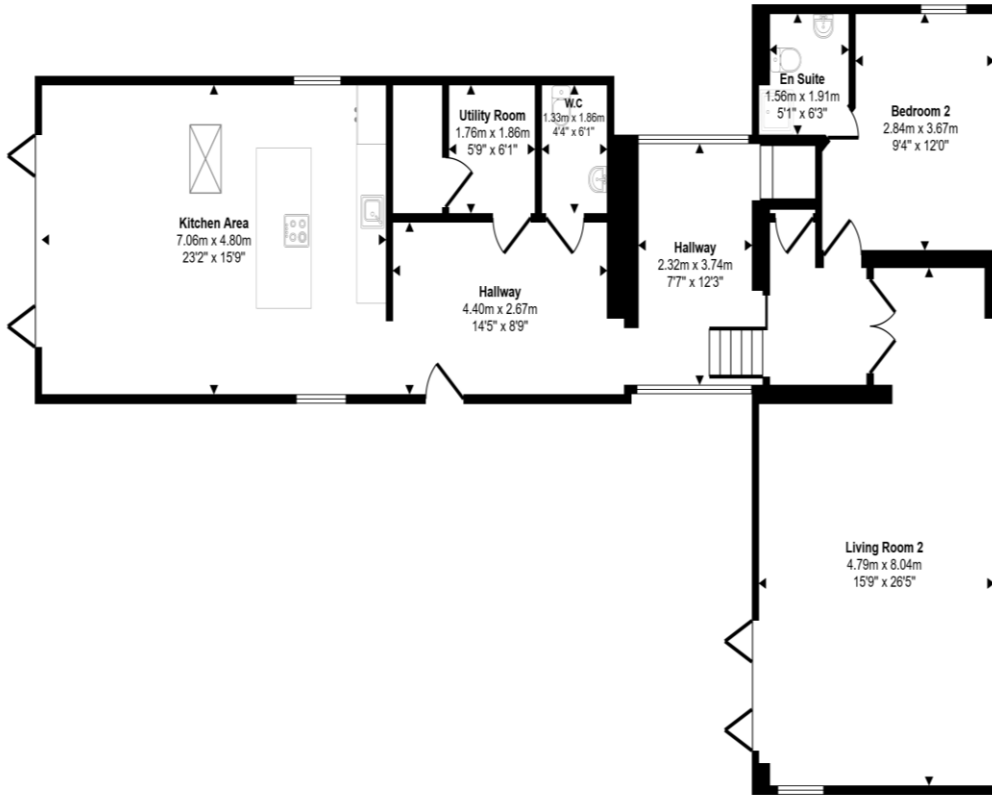
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L: Lancaster Buildings, 77 Deansgate,  
Manchester, M3 2BW

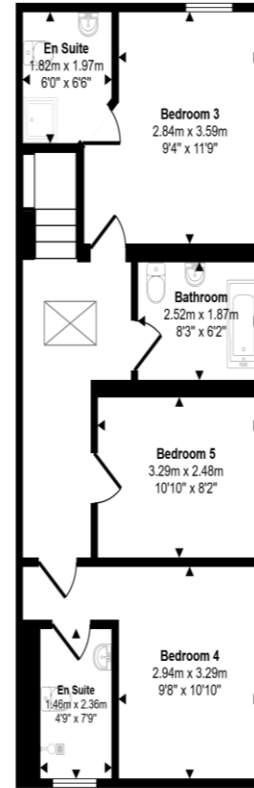


Approx Gross Internal Area  
229 sq m / 2462 sq ft



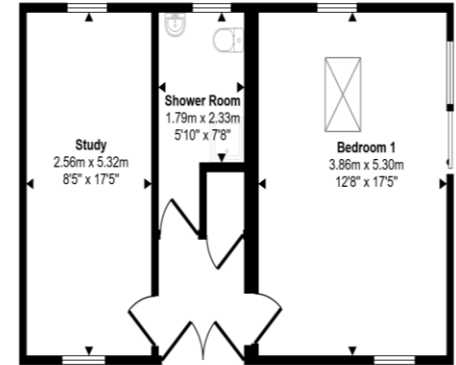
Ground Floor

Approx 125 sq m / 1345 sq ft



First Floor

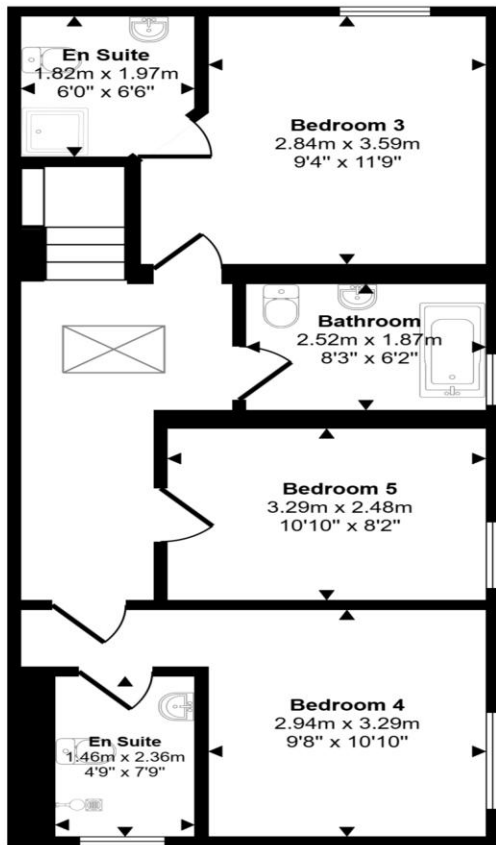
Approx 58 sq m / 623 sq ft



Annexe

Approx 46 sq m / 494 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



### First Floor

Approx 58 sq m / 623 sq ft

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