

Orchard Barn Breach Lane, Melbourne, DE73 8DF

Price Guide £950,000

Freehold



- Truly Rare Building Plot
- Paragraph 84 Home Promoting Exceptional Quality & Innovative Design
- Stunning Semi-Rural Location
- Planning ref: DMPA/2021/0750
- 'Grand Design' Style Home
- Approximately 6000 Square Feet of Living Space
- Sweeping Driveway, Carport & External Store
- Beautiful Private Plot, measuring approx 1.5 acres, extra may be available.
- Extremely Light & Spacious Living Arrangement, Four Bedrooms all with En-Suite & Two with Balconies
- Exceptionally Unique Opportunity





Summary

This is an outstanding building plot offering a truly rare opportunity to build a paragraph 84 home in an extremely desirable location in Derbyshire.

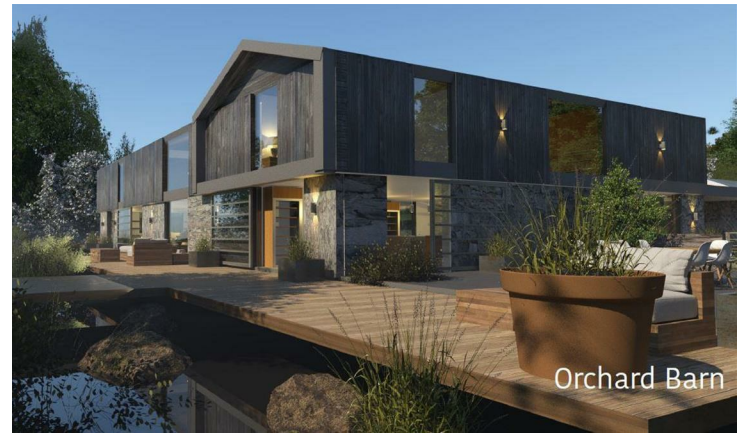
Paragraph 84 of the National Planning Policy Framework (NPPF) gives guidance from the Government to local planning authorities to allow for exceptional and individual new build homes requiring outstanding design to enhance the rural environment in which they are constructed.

In order to gain permission for such a home, it must represent outstanding quality and/or innovative design. It must be built to the highest architectural standards and significantly enhance its setting.

Key considerations include sustainability, enhancement of the surrounding landscape and exceptional aesthetics, craftsmanship and architectural merit.

F&C

Orchard Barn will be one of only a few newly constructed paragraph 84 homes in a given year and is therefore an extremely exciting opportunity. It will nestle within an impressive plot, set in beautiful countryside, positioned off Breach Lane and accessed via a sweeping driveway culminating in a carport with plant and utility room to rear. There will also be a separate, detached external store. The property's location offers an extremely private position which is well-screened from the road and should benefit from a wild flower meadow, orchard, kitchen garden, wildlife pond, and expansive lawns all surrounded by mature trees. The wildlife pond will be overlooked by decked seating/entertaining areas creating a truly tranquil outside environment.



Internally, the accommodation will comprise entrance hall with staircase to first floor, semi-open plan living with generously sized kitchen with seating area off, larder, fitted guest cloakroom, dining room and living room. The first floor will comprise a spacious landing ideal for office/library, principal suite comprising bedroom, balcony, en-suite and dressing area. Bedrooms 2, 3 and 4 all have an en-suites and there is a laundry room.



The Location

The property will sit in a semi-rural position offering easy access to Melbourne, Kings Newton and Stanton By Bridge. Nearby Melbourne is a market town in South Derbyshire and is approximately 8 miles South of Derby and also offers easy access to Nottingham, Uttoxeter, Birmingham as well as East Midlands Airport. Melbourne has a busy and bustling high street with a varied range of amenities including boutique style shops, cafés, restaurants/pubs, the beautiful Melbourne Pool with a further range of facilities within converted outbuildings/barns. There is beautiful open countryside, Melbourne Rugby Club, schooling withing the area incorporates infant and junior schools within Melbourne itself, St Wystan's School in nearby Repton, Repton Public School with Repton Preparatory in Milton, Derby High School and Grammar School in Littleover, Tent College in Long Eaton as well as Denstone College. Places of interest include the beautiful Calke Abbey offering some delightful walks in nearby Ticknall as well as Breedon Priory Health Club and Spa. The barn's position will be highly convenient for the A50, A38, A52 as well as the M1 and M6 motorways.

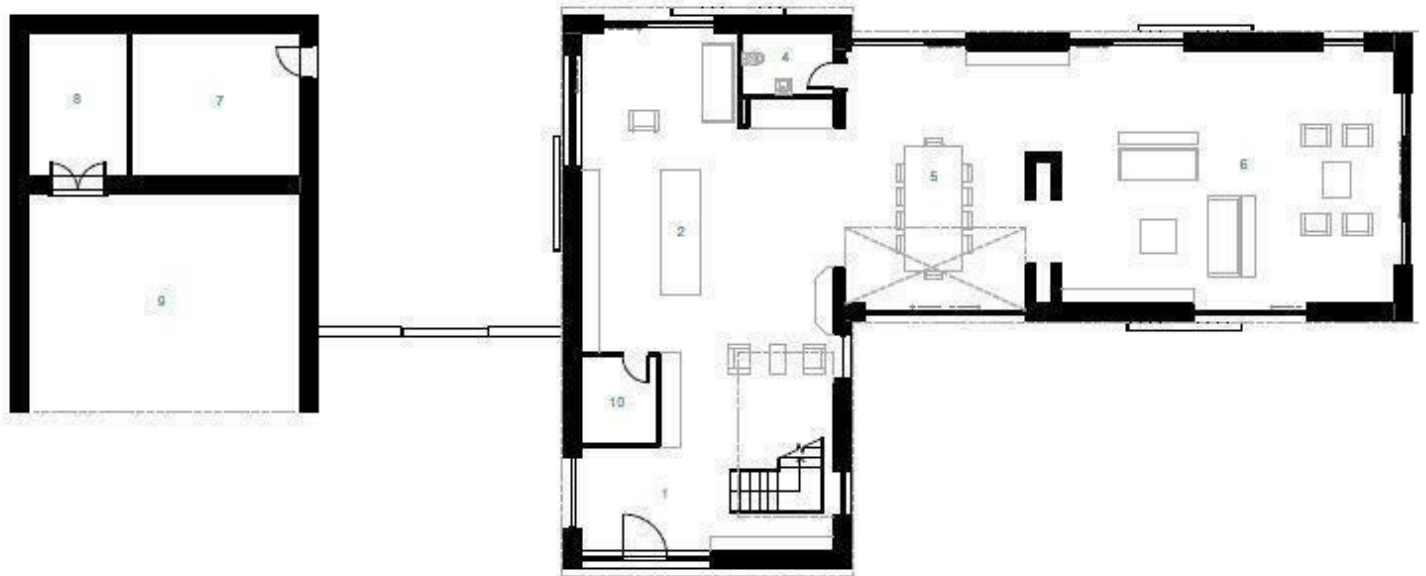


Key

1.	ENTRANCE HALL	41m ²
2.	KITCHEN	73m ²
3.	FAMILY ROOM	Not Placed
4.	WC / CLOAKS	6m ²
5.	DINING ROOM	50m ²
6.	LIVING ROOM	84m ²
7.	UTILITY ROOM	24m ²
8.	PLANT ROOM	14m ²
9.	CAR PORT	58m ²
10.	LARDER	7m ²
11.	EXTERNAL STORE	27m ²
12.	OFFICE / LIBRARY	24m ²
13.	LANDING	55m ²
14.	DRESSING ROOM	19m ²
15.	PRINCIPAL EN-SUITE	12m ²
16.	PRINCIPAL BEDROOM	29m ²
17.	BALCONY	13m ²
18.	BEDROOM 2	21m ²
19.	LAUNDRY	10m ²
20.	BEDROOM THREE	25m ²
21.	BEDROOM FOUR	22m ²
22.	BALCONY	10m ²

Council Tax Band





Ground Floor GA Plan

1:100



Orchard Barn



Energy Efficiency Rating

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

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Tenure: Freehold

