

Development at Spring Farm

Brook Street, Hartshorne, DE11 7AH



Development at Spring Farm, Brook Street, Hartshorne, DE11 7AH

Auction Guide Price £400,000

FOR SALE BY AUCTION 1ST OCTOBER 2026

A rare opportunity to acquire a distinctive rural development site with planning consent for an exclusive residential scheme centred around a Grade II Listed farmhouse and traditional outbuildings, plus a new contemporary build home.

Spring Farm presents a compelling opportunity to deliver a high-quality development that blends heritage restoration with carefully considered design, all within an attractive countryside setting in South Derbyshire.

The Opportunity

The site benefits from planning consent for the refurbishment and conversion of the existing Grade II Listed farmhouse and outbuildings to create three residential dwellings.

The approved scheme allows for:

- Sensitive restoration of the principal listed farmhouse
- Conversion of traditional outbuildings
- Demolition and rebuilding of certain existing walls as approved
- Formation of a cohesive courtyard-style development
- Plot 1 – Barn Conversion: Approx. 2,152 sq ft
- Plot 2 – Farmhouse & Detached Annex: Approx. 4,131 sq ft
- Plot 3 – New Build Dwelling: Approx. 2,997 sq ft

Planning Permission

Planning permission has been granted by South Derbyshire District Council under:

Ref. No. DMPA/2025/0418

Made valid: 7 April 2025

This relates to permission reference DMPA/2022/0217 for:

The refurbishment and conversion of the Grade II Listed Farmhouse and outbuildings to form three residential dwellings, including the demolition and rebuilding of existing walls at Spring Farm, Brook Street, Hartshorne, Swadlincote, DE11 7AH. We draw all interested parties to the conditions attached to the planning permission.

Copies of the decision notice, approved plans and associated documents are available to view via the South Derbyshire District Council planning portal or from the Ashby office upon request.

Location

Spring Farm occupies a desirable position on Brook Street in Hartshorne, offering a village setting with convenient access to Swadlincote and surrounding market towns. The location supports strong demand for character rural homes within commuting reach of major regional centres.

A Rare Heritage-Led Development Opportunity

Opportunities of this nature - combining listed refurbishment, outbuilding conversion and planning certainty - are increasingly scarce.

Spring Farm represents a well-conceived scheme with clear scope for value creation in an established and desirable rural location.

Agents note: There is right of way to the field to the north from the northern field gate.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: TBC

Local Authority/Tax Band: South Derbyshire District Council / Tax Band TBC

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.southderbyshire.gov.uk

Our Ref: JGA/05032026

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, and are payable immediately upon exchange of contracts:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 3.6% inc. VAT of the purchase price.

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.





Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

