



The Building Plot For Stanton House
Sallyfield Lane | Ashbourne | Derbyshire | DE6 2DA

FINE & COUNTRY

KEY FEATURES

The Building Plot For Stanton House

Few opportunities arise to build a home of this calibre in such a setting. With planning secured and a vision already brought to life on paper, this is a chance to create a modern country estate that will stand as a testament to taste, design, and location for generations to come - An architectural masterpiece in the making.

Introduction

Set within one of the Midlands' most desirable conservation areas, this exceptional building plot offers the rare opportunity to realise a truly iconic home of outstanding architectural pedigree. Approved under the prestigious Paragraph 79 (now Paragraph 84) of the National Planning Policy Framework, this is more than a site - it is a canvas for one of the region's most significant contemporary country homes.

Commanding a beautifully elevated position with panoramic southerly views, the plot lies on the edge of the historic village of Stanton, enjoying both a connection to heritage and an uninterrupted outlook over rolling countryside. Carefully conceived to blend seamlessly with its setting, the proposed design is a celebration of place, ecology, and tradition - a modern expression of the English farmhouse vernacular.

Design & Vision

Extending to approximately 7,000 sq.ft, the approved residence has been crafted by leading architects to deliver a residence of genuine distinction. Inspired by a traditional stone farmstead, the home is thoughtfully arranged into four distinct zones, all harmoniously connected by a dramatic central 'field room' - a vast, light-filled space with expansive glazing that frames the surrounding landscape. This is not just a linking space, but a setting for celebration: ideal for entertaining, dining, or quiet reflection in nature.

Accommodation

The principal domestic wing offers a vast open-plan living kitchen, utility room, sitting room, and intimate snug - all designed with flow, function, and family life in mind. Upstairs, the principal suite features a luxurious dressing area and en-suite, complemented by two additional bedrooms and a family bathroom.

The library and drawing room form a more formal retreat, boasting a double-height mezzanine and a two-way fireplace - refined, serene, and architecturally captivating.

The annexe wing provides exceptional versatility, ideal for guests, staff, or multi-generational living. With its own spacious kitchen/living room, two ground-floor bedrooms (one en-suite), a large shower room, and three further en-suite bedrooms above, it delivers both independence and integration.

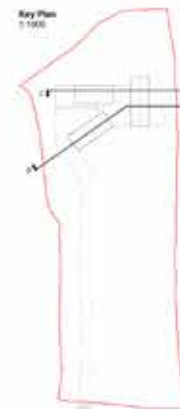
Every room has been carefully oriented to maximise connection to the outdoors, with glazing and architectural lines that draw the landscape into the home. The setting is entirely private yet well-positioned within the village - an extraordinary balance of discretion and community.



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2 Section C-C through Kitchen and Care
1:100



KEY

Section C-C through Kitchen & Care

1. Bedroom
2. Landing
3. Landing
4. Bedroom
5. En Suite
6. Bedroom
7. Bedroom
8. Kitchen & Dining
9. Formal Dining Room
10. Bedroom
11. En Suite
12. Bedroom
13. Living & Kitchen
14. Garage

Section D-D through Library & Drawing Room

1. Library Mezzanine
2. Terrace
3. Drawing Room
4. Library
5. Reception
6. Formal Dining Room
7. Hallway East



1 Section D-D through Library and Drawing Room
1:100

Architect	Client
Project Name	Location
Project Number	Project Date
Project Status	Project Budget
Project Manager	Project Engineer
Project Designer	Project Checker
Project Approver	Project Sign-off

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Project: [Project Name]
Client: [Client Name]
Location: [Location]
Project Number: [Project Number]
Project Date: [Project Date]
Project Status: [Project Status]
Project Budget: [Project Budget]
Project Manager: [Project Manager]
Project Engineer: [Project Engineer]
Project Designer: [Project Designer]
Project Checker: [Project Checker]
Project Approver: [Project Approver]
Project Sign-off: [Project Sign-off]

A1



1 Section A-A through Field Room
0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

1. The building is a two-story structure with a flat roof. The ground floor is a formalised area, and the first floor is a temporary shelter. The building is situated on a slope, and the ground level is indicated by the dashed line. The building is surrounded by a green roof and a formalised area. The building is situated on a slope, and the ground level is indicated by the dashed line. The building is surrounded by a green roof and a formalised area.



629
Section A-A through Field Room
1. Formal Dining Room
2. Hallway East
3. Reception
4. Terrace



2 Section B-B through Family Wing
0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

Section B-B through Family Wing
1. Bedroom
2. Bedroom
3. Bathroom
4. On Suite
5. Master Bedroom
6. Kitchen & Dining
7. Hallway East
8. Storage Room

Site: Design: Revision: Date:

Area: 11,000,000
Date: 10/10/2020
Author: 10/10/2020
Check: 10/10/2020
Approved: 10/10/2020

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From:
New Design, 10/10/2020, 10/10/2020

Date:
10/10/2020

Project No:
10/10/2020

Project Name:
10/10/2020

Date:
10/10/2020

Author:
10/10/2020

Check:
10/10/2020

Approved:
10/10/2020

Outside & Grounds

Set within approximately 1.85 acres, the grounds have been thoughtfully planned to complement the architectural elegance of the home. To the rear, formal landscaped gardens will provide a serene and structured backdrop - perfect for outdoor entertaining, seasonal planting, or quiet enjoyment of the surrounding countryside.

To the front, a sweeping private approach leads to generous off-street parking and an integral garage, ensuring both convenience and discretion. Beyond the formal gardens, the land to the south will remain open grazing - preserving the pastoral charm of the setting and enhancing the sense of space and rural connection.

This is a landscape designed not only to serve, but to elevate - seamlessly fusing function with natural beauty.

Planning Permission

East Staffordshire District Council has granted full planning permission under reference number P/2022/00838. The consent and associated plans are available either directly from East Staffordshire District Council or can be obtained upon request from Fine & Country, Nottingham.

As per the conditions of the planning approval, development was required to begin within three years from the decision date (23.09.19). In compliance with this requirement, the client has successfully installed a sewage system and drainage field, which was officially confirmed by building control on 21.09.22. Furthermore, the vendor has received confirmation from East Staffordshire District Council that all pre-commencement conditions have been met, ensuring that the planning permission remains valid indefinitely.

Location

Stanton is a charming village set at the eastern edge of the Weaver Hills, straddling the borders of Derbyshire and Staffordshire. Its elevated position offers stunning views over the surrounding countryside, making it a truly picturesque location. Stanton enjoys a tranquil setting, offering a peaceful retreat from urban life while still being within easy reach of nearby towns such as Ashbourne and Leek. Just four miles from Ashbourne, the village provides easy access to a variety of shops, services, and local amenities. The area is a haven for outdoor enthusiasts, with opportunities for walking, cycling, climbing, and horse riding right on the doorstep. Carsington Water, a popular spot for water sports and nature walks, is located just 13.5 miles away.

The Weaver Hills, which form part of the southern Pennines and the White Peak area of the Peak District, provide a beautiful backdrop to the village. Stanton benefits from the natural beauty of the region, with nearby attractions such as Thorswood Nature Reserve offering wildflower meadows, Bronze Age barrows, and breathtaking panoramic views of the surrounding counties.

The village is well served by respected schools, including Queen Elizabeth's Grammar School, Abbotsholme, and Denstone College. For commuters, train services to London are available from Derby (20 miles), Stoke-on-Trent (24 miles), Lichfield Trent Valley (26 miles), and East Midlands Parkway (28 miles). Road links are also excellent, with the A52 just a mile away, and the A50, M6, and M1 all within easy reach. For travel by flight, East Midlands Airport is located approximately 30 miles from the village.







Information

Services: Mains Water, Electricity are available for connection within the road. A private sewage system has been installed in full compliance with building regulations.

Tenure: Freehold

Local Authority: East Staffordshire District Council

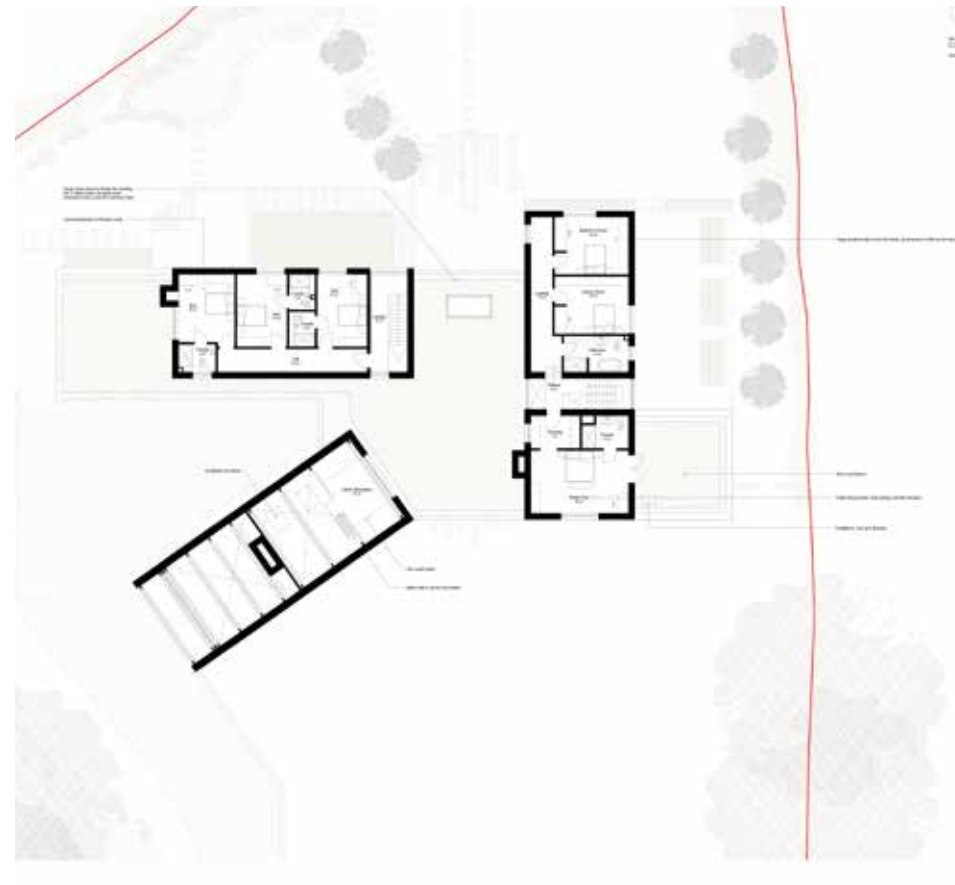
Planning Permission: Full planning permission was granted by East Staffordshire District Council under reference P/2022/00838. As a condition of the approval, development was required to commence within three years of the decision date (23/09/2019). To satisfy this requirement, the vendor installed a private sewage system and drainage field, which was formally approved by Building Control on 21/09/2022. East Staffordshire District Council has since confirmed that all pre-commencement conditions have been met, thereby securing the planning permission in perpetuity.

Viewings & Directions:

Strictly via the vendors sole agents Fine & Country on 01332 973 888 / 07726 314 580

For directions please use what3words app - tuck.ripen.racks





Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 09929046 VAT Reg No: 232999961 Registered Office: Newman Property Services, 5 Regent Street, Rugby, Warwickshire CV21 2PE. Printed





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