



- Traditional Two-Storey Stone Barn with Planning Consent to Create a Three Bedroom Dwelling
 - Just Under 2 Acres of Adjoining Paddock Grazing Land
- Rare Peak District Development Opportunity in a Stunning Rural Setting
- Ideal for Equestrian or Smallholding Use, with Excellent Access to Bridleways and Trails
 - Further Land May Be Available By Separate Negotiation (to Buy or Rent)

REF AR8700



GENERAL AND SITUATION

Approximate Distances:
Buxton 8 miles • Leek 8.5 miles • Bakewell 11 miles

A traditional two storey barn with planning permission for conversion to a three bedroom dwelling, set in approx. two acres and ideal for smallholding or equestrian use, in a stunning rural setting.

An exciting opportunity to acquire a handsome, two-storey stone barn in a lovely countryside position, offered with planning permission to create an exceptional three-bedroom home. With just under two acres of adjoining grazing land and far-reaching views, Fawfield Barn lends itself perfectly to buyers seeking a lifestyle-led project, whether for equestrian interests, a smallholding, or simply space and privacy in one of the Peak District's most admired settings.

Longnor is a sought-after Peak District village with a strong local community and everyday essentials close at hand, including a village shop, public house, church and primary school. Beyond the village, the surrounding landscape offers a superb network of footpaths, bridleways and cycle routes, ideal for those who want immediate access to the outdoors.

The popular market towns of Bakewell, Buxton and Leek are all within a short drive, providing an excellent range of shops, schools, supermarkets and medical facilities. Road links via the B5053 offer straightforward access towards Macclesfield, Sheffield, Derby and Manchester, while rail connections make London readily accessible.



THE PROPOSED RESIDENCE

Planning permission was granted in March 2024 by the Peak District National Park for the conversion of a traditional agricultural building to an open market dwelling. The approved scheme provides three double bedrooms at ground-floor level (one with en-suite), a family bathroom, and a first-floor open-plan kitchen/dining/living space designed to take full advantage of the glorious outlook.

Full details and planning drawings are available on request from the Agents, or on the planning portal for Staffordshire Moorlands District Council, under Planning Ref: NP/SM/11123/1314.



OUTSIDE, OUTBUILDINGS & LAND

The barn is approached via its own entrance and driveway, with space to park several vehicles. The plans allow for a walled patio and lawned garden, ideal for outdoor dining and entertaining.

The adjoining paddock extends to just under two acres and is bounded by hedging and post and rail fencing, offering level to gently sloping grazing land, well-suited to equestrian or smallholding use.

Further land may be available by separate negotiation, and there may also be the option to acquire a steel-framed agricultural building, if required.

IN ALL APPROX. 2 ACRES
(About 0.8 Hectare)

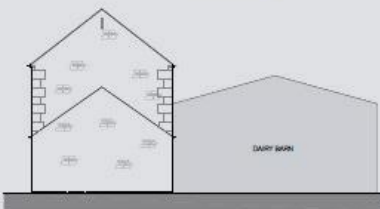




WEST ELEVATION
SCALE 1:100 @ A1



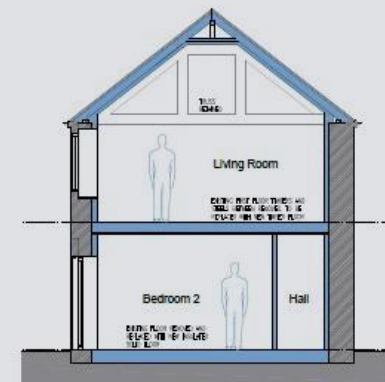
SOUTH ELEVATION
SCALE 1:100 @ A1



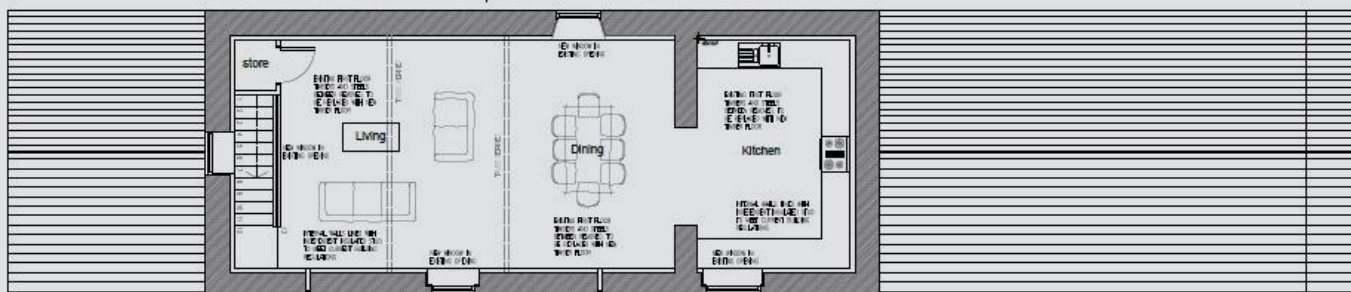
EAST ELEVATION
SCALE 1:100 @ A1



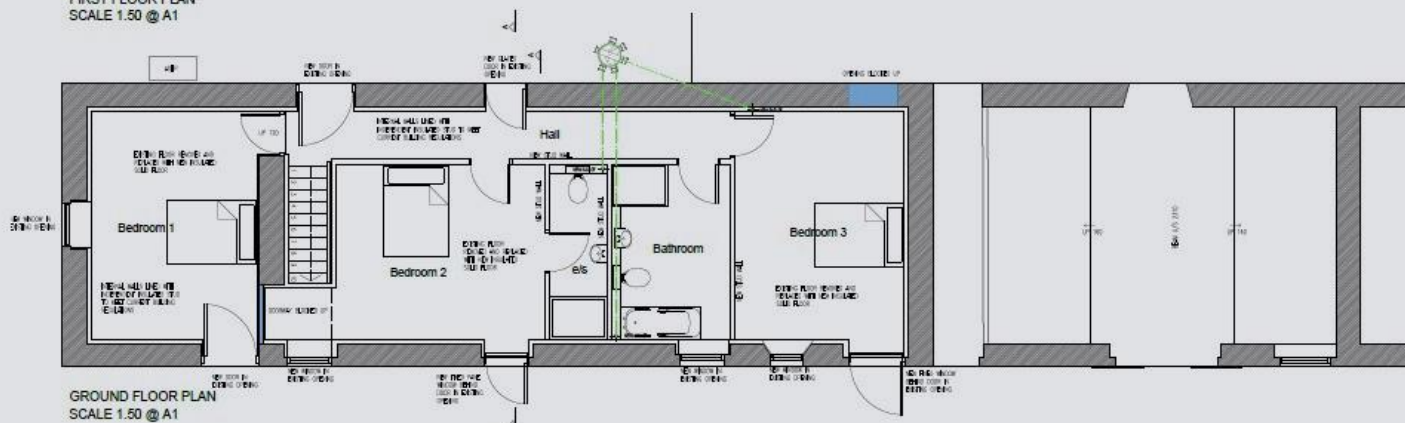
NORTH ELEVATION
SCALE 1:100 @ A1



SECTION A-A
SCALE 1:50 @ A1



FIRST FLOOR PLAN
SCALE 1:50 @ A1

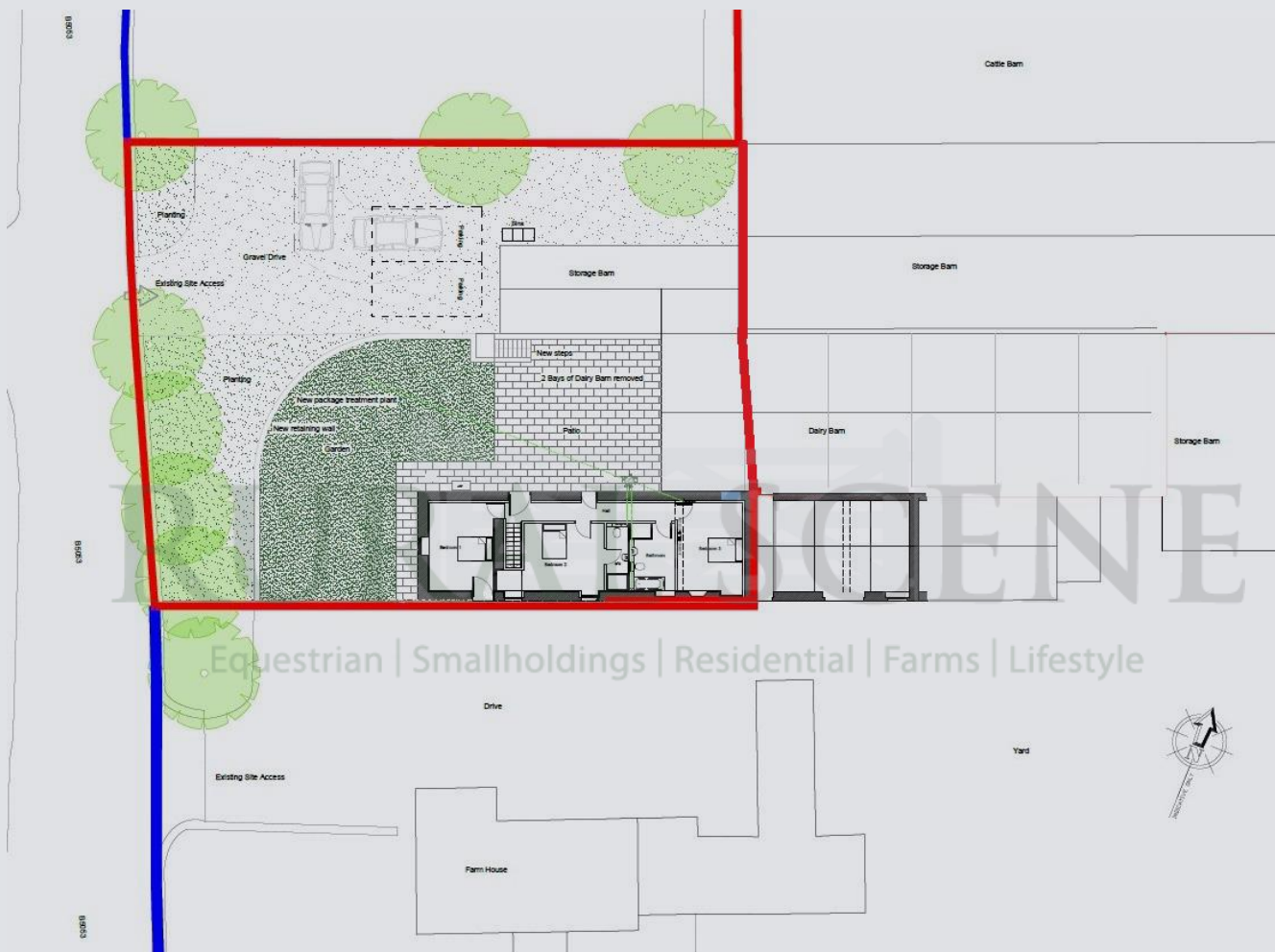


GROUND FLOOR PLAN
SCALE 1:50 @ A1

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

SERVICES

We understand services may be available within the vicinity; however, interested parties should make their own enquiries.

RIGHTS OF WAY / EASEMENTS / WAYLEAVES

The purchaser benefits from a right of way across the neighbouring farm for maintenance access. The neighbouring property has a right of access to the natural spring located within the paddock.

TENURE Freehold

DIRECTIONS

From Ashbourne, take the A523 towards Leek for approximately 6.5 miles. Turn right at Bottomhouse onto the B5053. Continue for approximately 7.5 miles and the property can be found on the right-hand side, identified by our For Sale board.

what3words /// caravans.madder.rumble

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited FAWFIELD BARN but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.