





Characterful Residential Conversion Opportunity

The Old Brewery, Elms Farm Duffield Road, Little Eaton, Derby DE21 5DR

Offers Over £300,000 Freehold

Fletcher & Company

www.fletcherandcompany.co.uk

- Detached Stone Building - Characterful Residential Conversion Opportunity
- Planning Permission and Listed Building Consent For Two Maisonettes
- North Unit is 2,038 sq. ft & 189.33 sq. m
- South Unit is 2,625 sq. ft & 243.86 sq. m
- Prime Position in Little Eaton - Fronting Duffield Road
- Character Features
- Ecclesbourne School Catchment Area
- Erewash Borough Council Planning - ERE 0625/0005
- Listed Building Consent - ERE 0625/0006
- Former Brewery Premises - No Chain Involved - Total 4,922 sq. ft (457.25 sq. m)

ECCLESBOURNE SCHOOL CATCHMENT AREA - A rare opportunity to purchase a Grade II listed stone detached building with planning permission and listed building consent for two maisonettes - Total 4,922 sq. ft (457.25 sq. m)

Erewash Borough Council Planning - ERE 0625/0005 and for Listed Building Consent ERE 0625/0006

North Unit is 2,038 sq. ft & 189.33 sq. m - South Unit is 2,625 sq. ft & 243.86 sq. m

The Location

The location is convenient for both Duffield and Little Eaton. Little Eaton village is also easily accessible from this property providing local shops, reputable Village Primary School, historic church, public houses, regular bus services and noted village park. The village of Duffield provides an excellent range of amenities including a varied selection of shops and schools including the Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service into Derby City centre which lies some five miles to the south of the village. Local recreational facilities within the village include squash, tennis, cricket, football, rugby and the noted Chevin golf course. A further point to note, is that the Derwent Valley in which the village of Duffield nestles is one of the few world heritage sites.





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. Fletcher & Company 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.

Tenure
Freehold





Services
All mains services are connected.





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EPC

C-65 valid until 11th January 2032





Business Rates

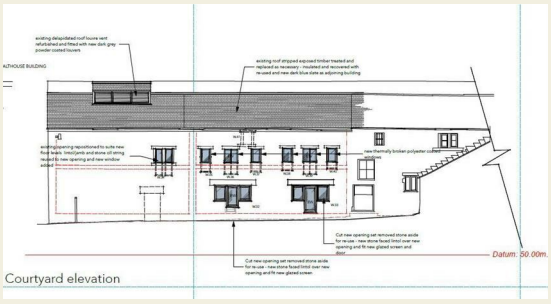
The rateable value is £9,600 from 1st April 2026. The property is listed so no empty rates are payable.

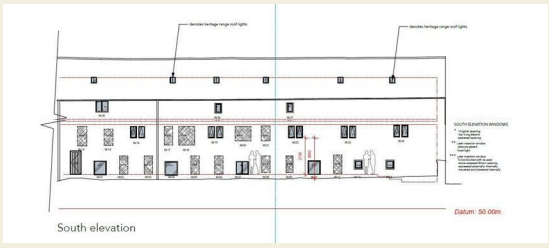




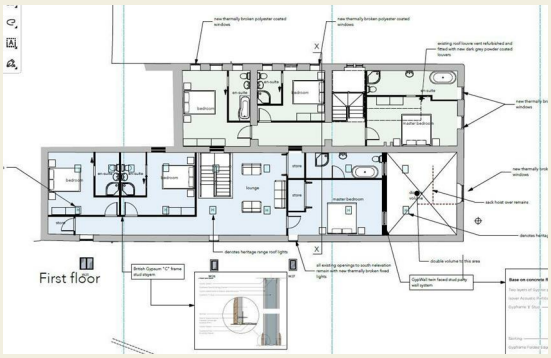
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Drawings



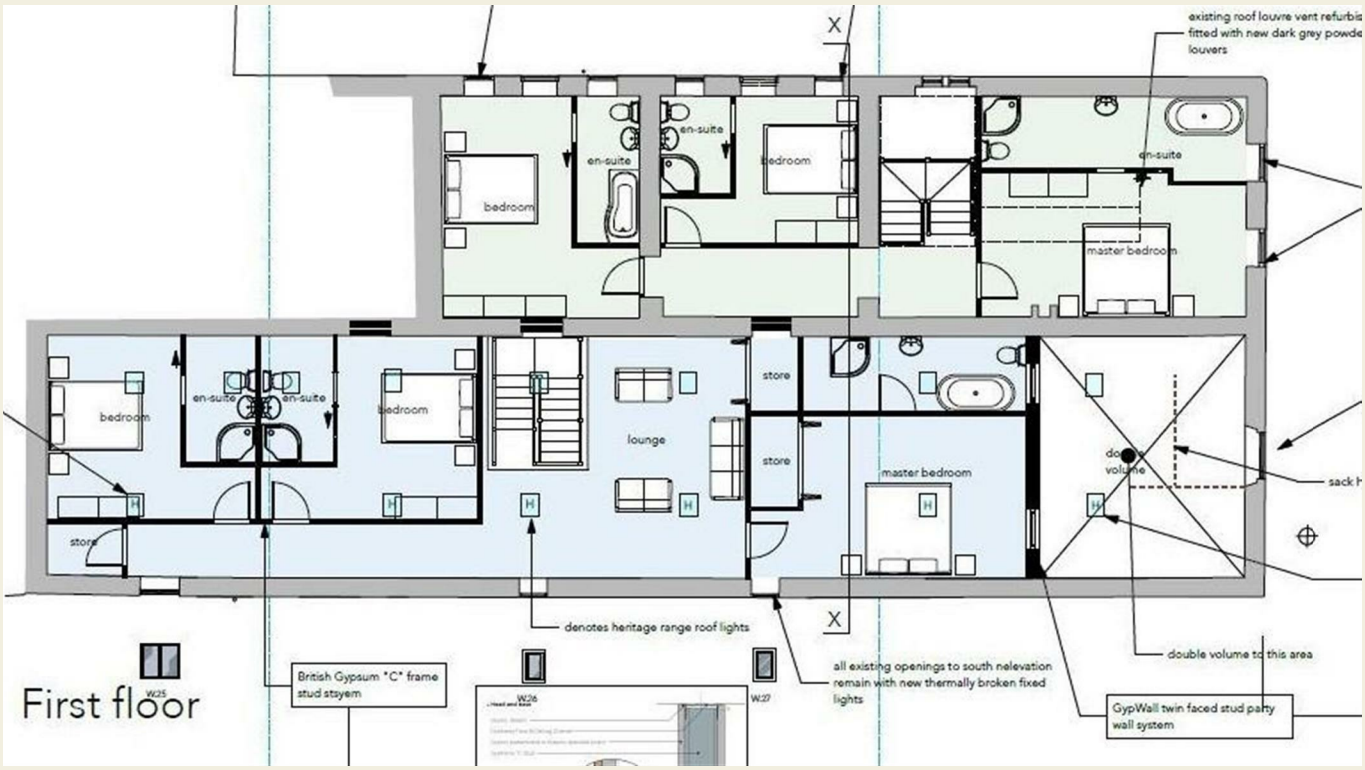


Floorplan





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