

The Barn Bretby Park, Bretby, Burton-On-Trent, DE15 0RB

Offers Around £365,000

Freehold



- Planning Reference: DMPA/2026/0260
- Fantastic Development Opportunity -Rarity on the Market
- Derelict Barn Requiring Conversion/Extension
- Sizeable Plot of Approx Two Thirds of an Acre
- Open Plan Living Space with Pleasant Views plus Utility
- Entrance Hall with Fitted Guest Cloakroom
- Four Bedrooms with En-Suite Facilities
- Separate Office with WC & Storage off plus Plant Room
- Enclosed Rear Garden with Open Views
- Mature Grounds & Allocated Parking





Summary

This is a fabulous opportunity to acquire a prime, residential development opportunity to convert and extend an existing derelict barn to a fabulous family home. The property would feature a spacious entrance hall with fitted guest cloakroom off, extended open plan living space with utility off, four sizable bedrooms all with en-suite facilities, office/study with WC and store off and storage/plant room.

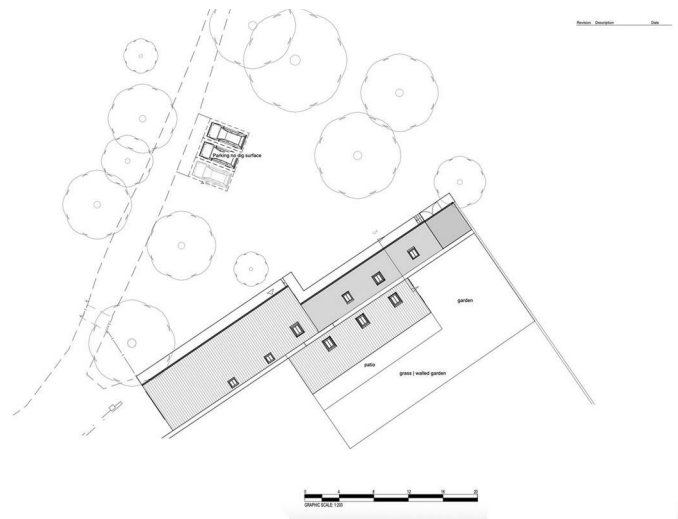
The property would sit on a plot measuring approximately two thirds of an acre and would benefit from allocated off-road parking. The rear extension would give access to, and overlook, an enclosed garden with pleasant open aspect.

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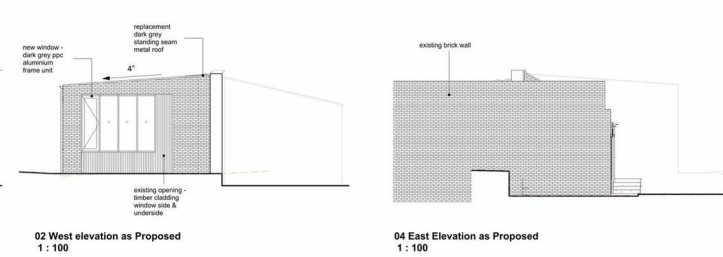
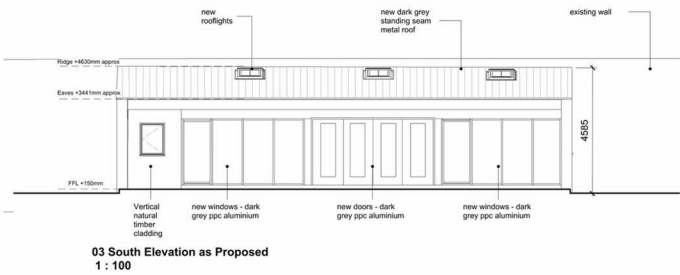
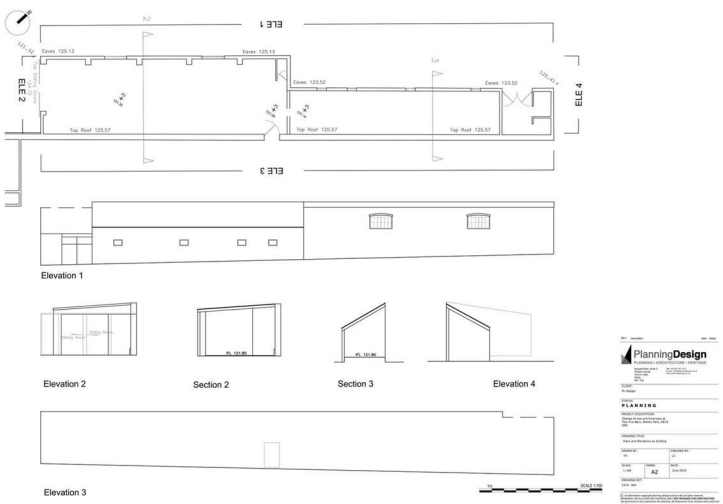
Please note: The site plan is for identification purpose only and not to be used for conveyancing.

F&C

The property's location it's close to fabulous Bretby Hall, which is set in stunning grounds. The property is tucked away down a track off Mount Road in the hamlet of Bretby. Set amid beautiful, open countryside offering delightful walks with St Wystan's church at Bretby nearby as well as a garden centre and easy access to a fabulous range of amenities in Burton-upon-Trent (famed for its brewing history). Burton also offers a full range of amenities including a fabulous selection of shops and facilities, schooling, train station, restaurants, river side walks and easy access to other East Midlands centres. The property gives easy access to major employers in the area and major transport links.

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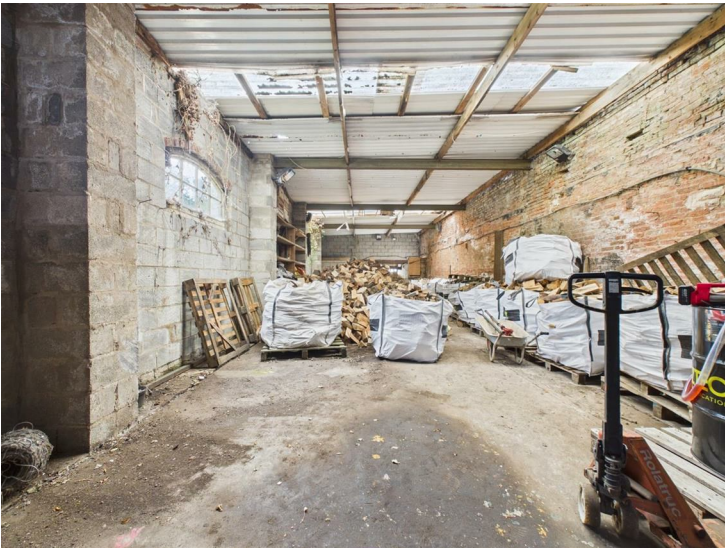
Elevations



Grounds

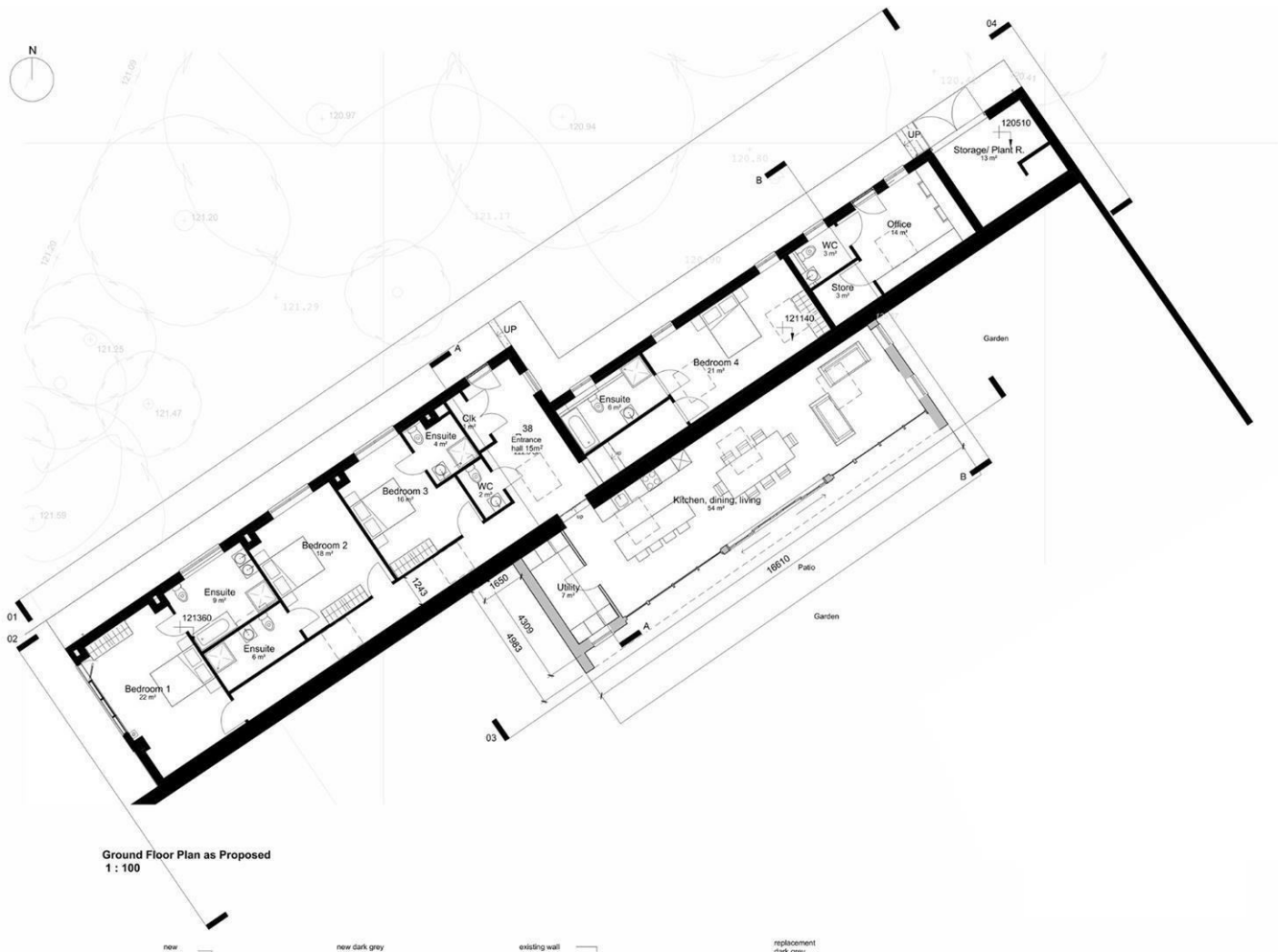














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The Barn Bretby Park
Bretby
Burton-On-Trent
DE15 0RB

Council Tax Band:
Tenure: Freehold



Energy Efficiency Rating

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