



Dutch Barn for Residential Conversion,
Forest Road, Draycott in the Clay



Dutch Barn for Residential Conversion

Forest Farm

Forest Road

Draycott in the Clay

Staffordshire

DE6 5HD

An exciting opportunity to purchase a Dutch barn with planning consent to convert into a three bedroom dwelling set on a sizeable corner plot with paddock extending to approximately 0.68 acres in all

Splendidly well located off Forest Road enjoying views over open farmland and conveniently located to combine rural living with ease of access to local link roads.

The planning consent includes not only the permission for conversion but also a canopy and solar array, air source heat pump and sewage treatment plant.

No Chain

Best and final offers invited by Wednesday 7th October at 12 noon

Asking Price:

Offers in excess of £200,000

VAT may be payable in addition to asking price



Ashbourne Office - 01335 342201



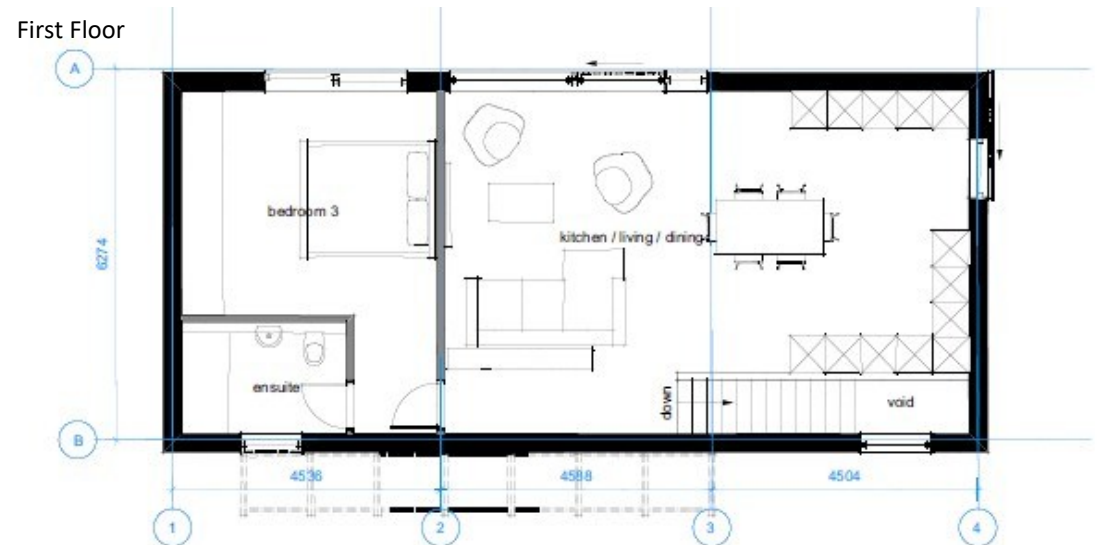
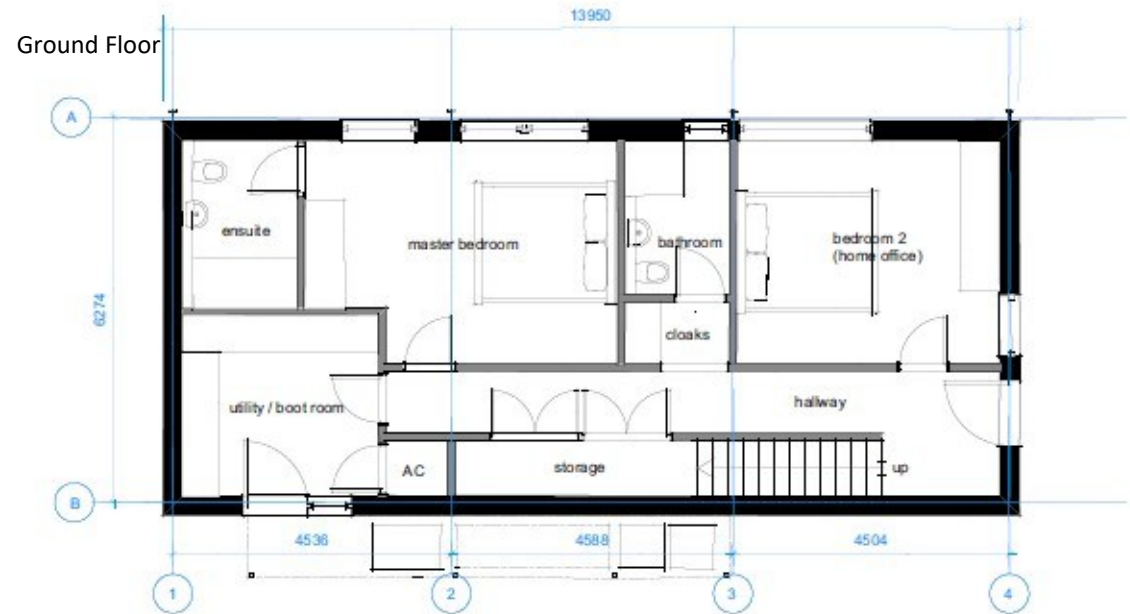
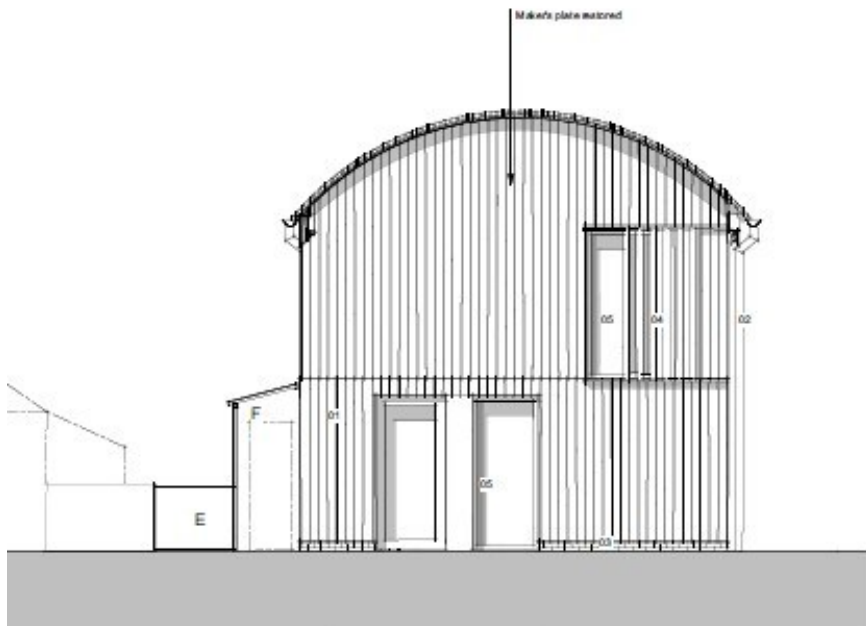
ashbourne@bagshaws.com

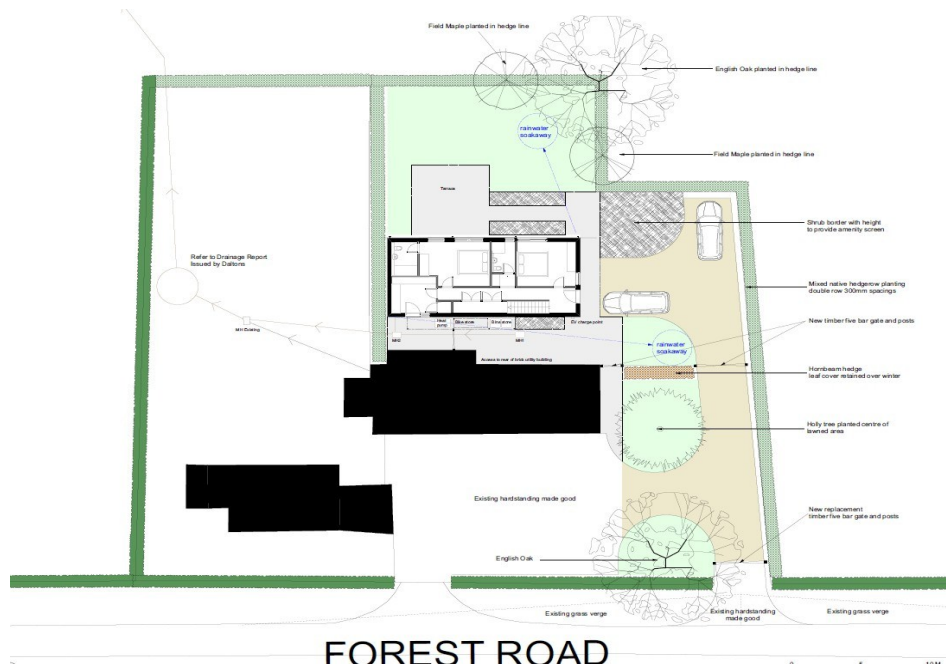
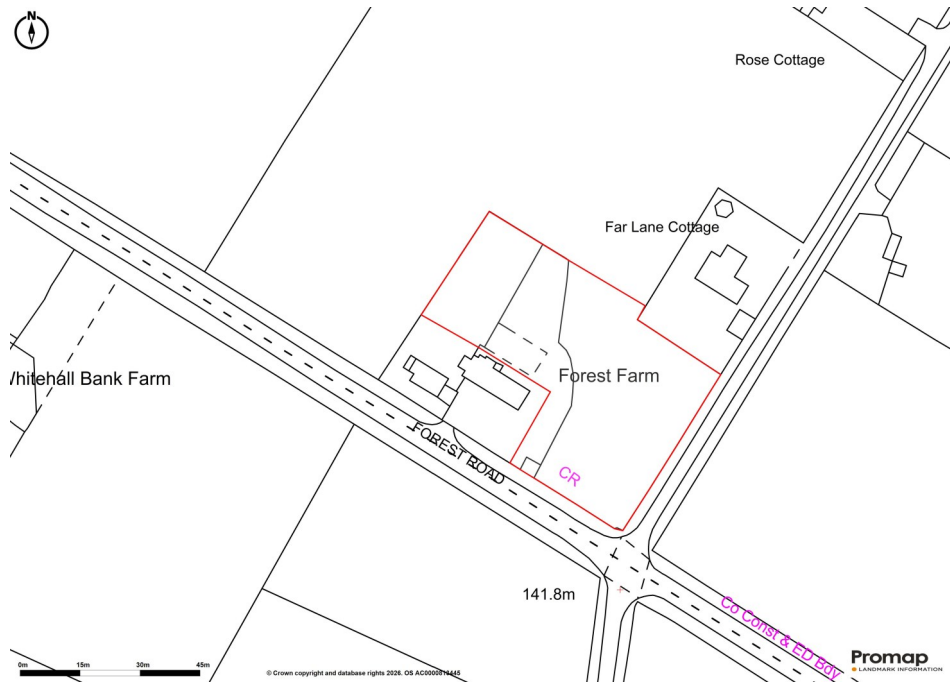
Planning consent

Planning consent was granted on 27th March 2024 for the conversion of the detached Dutch Barn to form a three bedroom dwelling as per the attached plans. The current planning expires after 3 years of the date it was granted if the developments has not had a material start made on it.

The vendors are not looking to accept any offers which are conditional on altering the planning consent.

All details relating to the consent can be found on the East Staffordshire Borough Council planning website by searching application reference number P/2023/00837





General Information

Services:

No services are connected directly to the site. A buyer should satisfy themselves as to the availability of the required services. Both Electricity and Water are connected to the neighbouring farmhouse.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Mineral Rights:

The mineral rights will be retained by the vendors

Covenants:

Please note that it is the intention of the vendor to put restrictive covenants in place in relation to the design and number of dwellings permitted on site. Further details relating to this can be obtained from the agent.

Local Planning Authority

East Staffordshire Borough Council

Tel. 01283 508000

VAT

The property is opted to tax and VAT may be payable in addition to the purchase price. Where a purchaser intends to convert the property into a dwelling or dwellings, it may be possible to disapply the option to tax subject to HMRC requirements being satisfied. Purchasers should take their own VAT advice.

Directions:

What3words///good.bearings.corrode

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Method of sale :

The property is for sale by private treaty with **best and final offers invited by 7th October at 12noon**. All offers should be submitted in writing and accompanied by proof of funds

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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