

Development at Spring Farm

Brook Street, Hartshorne, DE11 7AH

John 
German



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£795,000

A rare opportunity to acquire a distinctive rural development site with planning consent for an exclusive residential scheme centred around a Grade II Listed farmhouse and traditional outbuildings, plus a new contemporary build home.

Spring Farm presents a compelling opportunity to deliver a high-quality development that blends heritage restoration with carefully considered design, all within an attractive countryside setting in South Derbyshire.

The Opportunity

The site benefits from planning consent for the refurbishment and conversion of the existing Grade II Listed farmhouse and outbuildings to create three residential dwellings.

The approved scheme allows for:

- Sensitive restoration of the principal listed farmhouse
- Conversion of traditional outbuildings
- Demolition and rebuilding of certain existing walls as approved
- Formation of a cohesive courtyard-style development
- Plot 1 – Barn Conversion: Approx. 2,152 sq ft
- Plot 2 – Farmhouse & Detached Annex: Approx. 4,131 sq ft
- Plot 3 – New Build Dwelling: Approx. 2,997 sq ft

Planning Permission

Planning permission has been granted by South Derbyshire District Council under:

Ref. No. DMPA/2025/0418

Made valid: 7 April 2025

This relates to permission reference DMPA/2022/0217 for:

The refurbishment and conversion of the Grade II Listed Farmhouse and outbuildings to form three residential dwellings, including the demolition and rebuilding of existing walls at Spring Farm, Brook Street, Hartshorne, Swadlincote, DE11 7AH. We draw all interested parties to the conditions attached to the planning permission. Copies of the decision notice, approved plans and associated documents are available to view via the South Derbyshire District Council planning portal or from the Ashby office upon request.

Location

Spring Farm occupies a desirable position on Brook Street in Hartshorne, offering a village setting with convenient access to Swadlincote and surrounding market towns. The location supports strong demand for character rural homes within commuting reach of major regional centres.

A Rare Heritage-Led Development Opportunity

Opportunities of this nature - combining listed refurbishment, outbuilding conversion and planning certainty - are increasingly scarce.

Spring Farm represents a well-conceived scheme with clear scope for value creation in an established and desirable rural location.

Agents note: There is right of way to the field to the north from the northern field gate.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: TBC

Local Authority/Tax Band: South Derbyshire District Council / Tax Band TBC

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.southderbyshire.gov.uk

Our Ref: JGA/05032026

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Agents' Notes

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