



Barn and Land Moorwood Moor

Barn and Land, Moorwood Moor, South Wingfield, Alfreton, Derbyshire, DE55 7NW

An exciting opportunity to purchase a barn with granted planning permission for a residential dwelling together with an existing store building passed for garaging and land set within approx. 3.42 acres, positioned in a rural location, within the hamlet of Moorwood Moor.

PRICE: **£300,000**

Location:

The Barn is situated in a popular location in a rural setting within the small hamlet of Moorwood Moor, near to the villages of South Wingfield and Crich. Nearby villages provide a range of basic amenities including a primary school, Church, village hall, village shops and a public house. The nearby market town of Matlock and Alfreton has an extensive range of facilities including high street shops, doctor's surgery, public houses, secondary schools, supermarkets and fuel stations. There are many nearby local walks, bridleways, trails and beauty spots in the surrounding area with the Peak Park close by, excellent for those who enjoy the outdoors and with equestrian interests. The barn benefits from views over the countryside, however, it also benefits from good access to the towns of Matlock (6 miles) and Matlock (3.5 miles) together with the cities of Derby (12 miles) and Sheffield (20 miles).

Description:

An exciting opportunity has arisen to acquire this barn with planning permission granted to develop into a residential dwelling. (AVA/2021/0388), together with an existing store barn with permission to be used for garaging and land amounting to 3.42 acres (1.38 ha).

The accommodation for the dwelling would be on one level and would briefly comprise the following:

An entrance hallway, large open plan living dining kitchen, utility room, two double bedrooms and a family bathroom.

The sale of this site does offer a unique opportunity and an inspection is thoroughly recommended.

Existing Store Barn:

There is an existing two bay steel framed mono pitched barn, suitable for storage, parking and livestock use.

Grassland:

The grassland is to the rear of the barn consisting of one field. The land has vehicular access from the barn with a mixture of post and rail fencing and hedgerows. The land is free draining and suitable for grazing of all livestock and horses.

Planning:

The planning reference: AVA/2021/0388 – for change of use of agricultural buildings to a dwelling and domestic garaging. The permission is lodged with the local planning authority; Amber Valley Borough Council Planning Department.



Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars. We understand a public footpath crosses the access track.

Access:

The property has an access leading from Moorwood Moor lane and Inns Lane opposite Moor House.

Services:

The land benefits from mains water, a mains electricity connection has been made, the prospective purchaser should satisfy themselves with regards to the other services available.

Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

Method of Sale:

The property is offered for sale by private treaty.

Tenure and Possession:

The property is offered with vacant possession upon completion of the purchase.

Local Council:

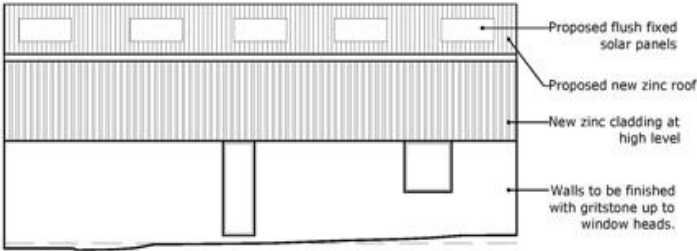
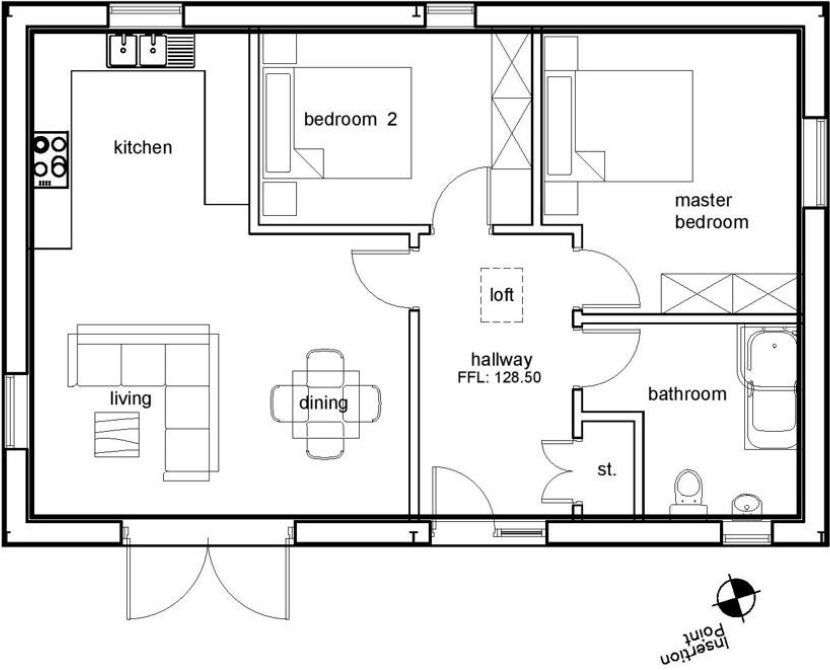
Amber Valley Borough Council Town Hall Ripley Derbyshire DE5 3BT.

Directions:

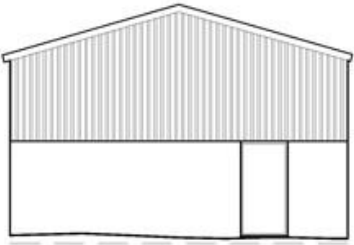
Heading Southbound on Moorwood Moor Lane, from Wessington, at the end of the lane, take a left at the junction onto Inns Lane, where on the left hand side the entrance to the site will be indicated by our For Sale board.

Viewing:

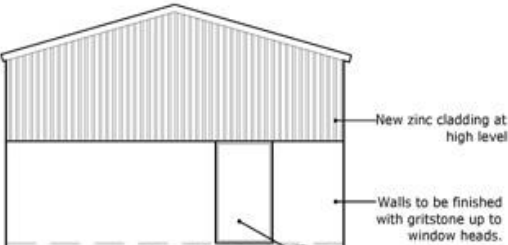
The land may be viewed at any reasonable time within day light hours when in possession of a copy of these particulars.



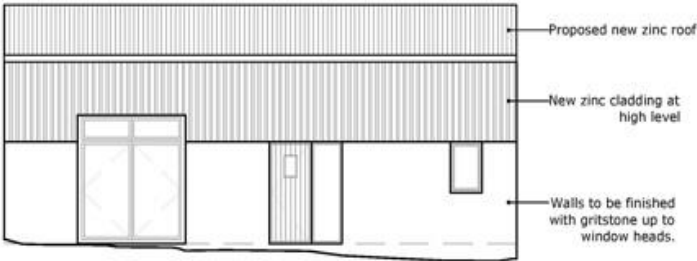
South-West Elevation | as proposed Elevation 1



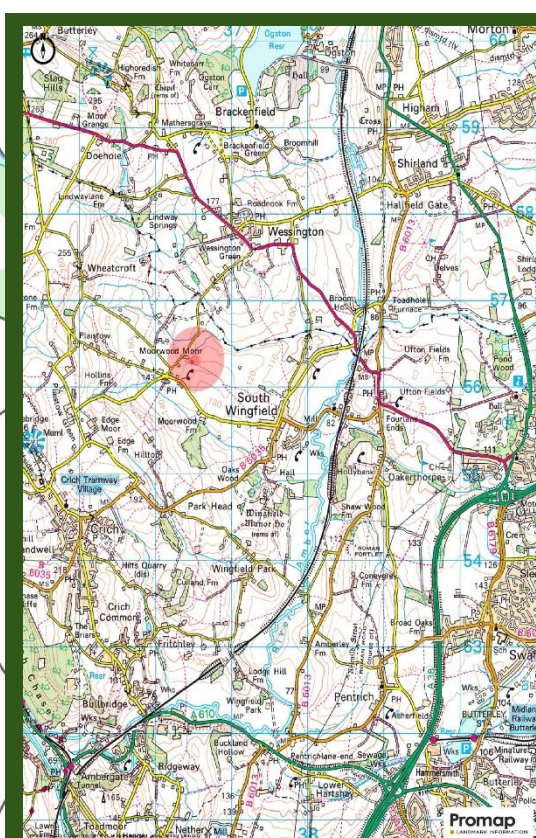
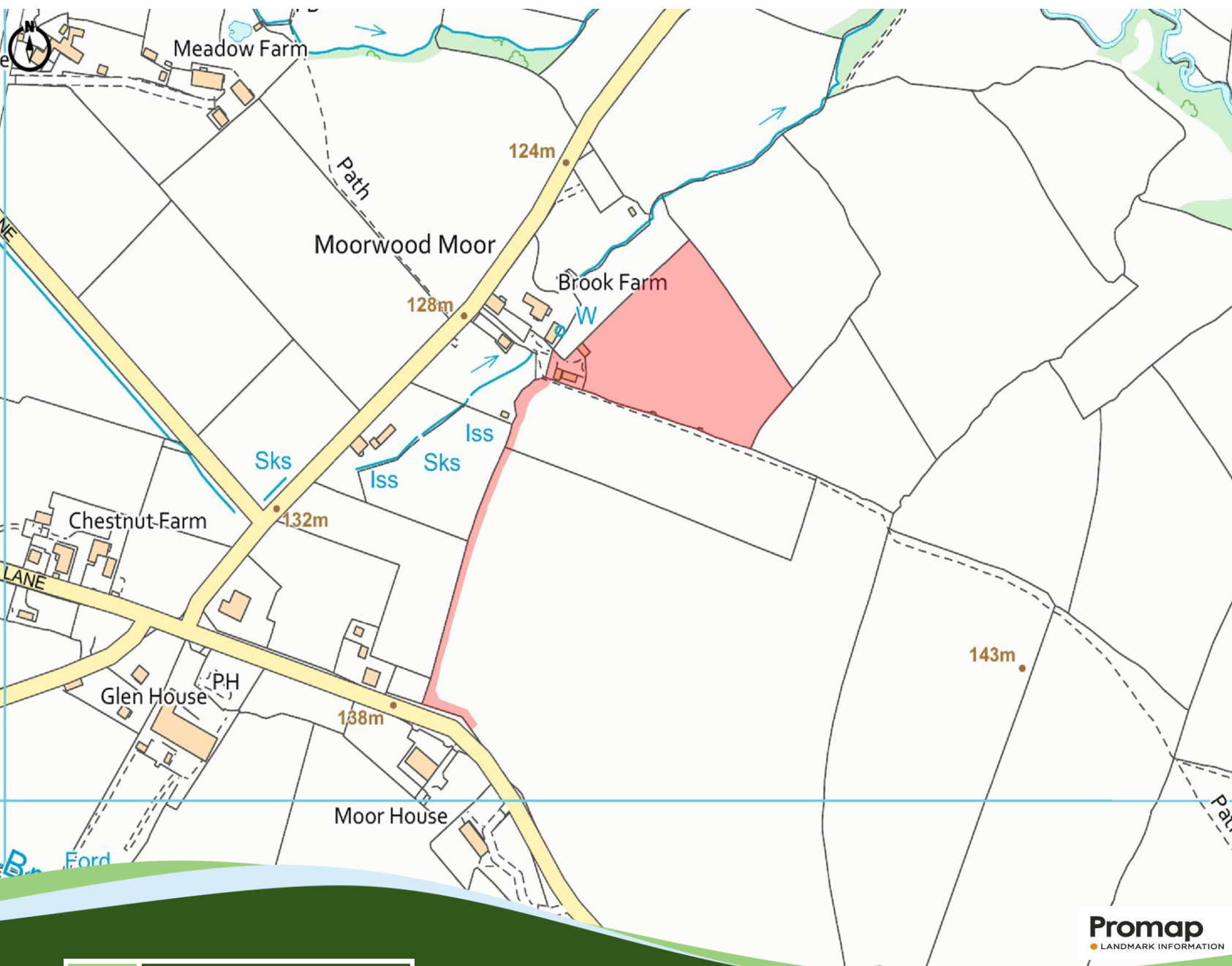
South-East Elevation as proposed Elevation 2



North-West Elevation as proposed Elevation 4



North-East Elevation | as proposed Elevation 3



Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.



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