



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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FOR SALE BY PRIVATE TREATY



For Sale by Private Treaty - Development Potential

## Common Farm

Roston Common, Ashbourne Derbyshire, DE6 2EL

Offers Over £950,000





## **FOR SALE BY PRIVATE TREATY**

### **Common Farm, Roston Common, Ashbourne, Derbyshire, DE6 2EL**

A rare opportunity to acquire a traditional Farmhouse and a range of agricultural outbuildings with planning permission for three dwellings set in 11.81 acres of grassland in the heart of the Derbyshire Dales.

**Offers Over £950,000**

## **DIRECTIONS**

From Ashbourne take the A515 south towards Sudbury after 3 miles just past Darely Moor take the first right hand turn towards Ellastone. The property is located on the B5033 on the left hand side of the road after 1 mile.

## **DESCRIPTION**

Common Farm presents a unique opportunity to purchase a farmstead extending to 11.81 acres of grassland with a four bedroom farmhouse, range of traditional farm buildings and modern portal frame agricultural buildings together with a substantial yard area. Common Farm is located in the heart of the Derbyshire Dales near the picturesque village of Snelston. The farmstead is comprised of a rendered brick and tiled farmhouse, a range of traditional brick and tile farm buildings and modern portal frame agricultural buildings. The outbuildings benefit from planning permission for three residential dwellings under application number: 22/00382/PDA.



## Farmhouse

The farmhouse is a four bedroom property constructed of rendered walls and Staffordshire blue tiled roof.

### **Entrance Hall**

With external door, windows to side aspect, radiator and staircase off with under storage.

### **Dining Room** 15'1" x 15'1" max (4.60 x 4.62 max)

With feature bay window, fireplace incorporating open fire, radiator and wood block flooring.

### **Living Room** 16'4" x 14'10" (5.0 x 4.54)

Feature fireplace incorporating log burner provides hot water, patio doors to front, quarry tiled floor and radiator.

### **Reception Room** 18'0" x 7'10" (5.51 x 2.41)

With window to rear, radiator and useful pantry off.

### **Rear Hallway**

External door to the rear of the property with radiator.

**Breakfast Kitchen** 17'4" x 11'4" (5.30 x 3.47) With base cupboards and matching wall cupboards, built in Neff oven with electric hob over, plumbing for dishwasher, Regent Rayburn providing cooking, heating and hot water facilities. With tiled flooring and window to rear aspect.



**Shower Room 5'0" x 4'4" (1.54 x 1.34)**

Comprising walk in shower, low level lavatory, wash hand basin with fully tiled walls and floor and window to the rear.

**Front Porch/Utility**

External door to windows, plumbing for washing machine.

**First Floor Landing**

With radiator and carpeted.

**Bedroom One 16'6" x 14'8" (5.04 x 4.48)**

Benefitting from Sash Windows to two elevations and radiator.

With feature cast iron fireplace (decorative purposes only).

**Loft Room 11'9" x 11'7" (3.60 x 3.54)**

Velux window to front, radiator and built in airing cupboard.

Note this room could prove suitable as an En-suite as plumbing in situ.

**Bedroom Three 11'5" x 11'3" max (3.48 x 3.43 max)**

With sash window to the front and radiator.

**Bedroom Two 14'10" x 11'2" (4.53 x 3.41)**

With sash windows to two elevations and radiators.

**Bedroom Four 12'3" x 8'3" (3.75 x 2.52)**

With double glazed window to rear, radiator and built in wardrobes.



### **Bathroom** 8'3" x 7'5" (2.53 x 2.27)

Panelled bath, pedestal wash hand basin, heated towel rail and loft access. Double glazed frosted window to the rear and built in airing cupboard.

### **Separate W.C**

Housing a low level lavatory and having double glazed window.

### **Outside**

With lawned gardens to the rear and driveway providing ample off road parking and leading to open fronted garage. The property benefits from a level piece of ground formerly a tennis court to the rear of the property.

There is also a former coal store with power connected.

### **Solar Panels**

Solar panels to the front elevation 4kw feed in tariff approximately £1,000 per annum.



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## **Traditional Brick Farm Buildings**

The courtyard area consists of three traditional brick and tile farm buildings in an L-Shape. The yard area benefits from roadside access and a concrete hardstanding.

The buildings have huge potential for development.

### **Garage** 5.37m x 4.20m

Traditional brick and tinned roof building with 3 bays.

### **Lean To** 3.01m x 5.27m

Block and tin lean to at the rear of the garage.

### **Former Parlour** 10.80m x 4.98m

Traditional brick and tile building with a concrete floor.

### **Lean To** 9.03m x 4.25m

Block wall and tin roof construction.

### **Cubicle Building** 5.21m x 19.26m

Traditional brick and tile building with period wooden roof trusses.





## Portal Frame Agricultural Buildings

There are 2 portal frame agricultural buildings which benefit from their own access from the road side. The yard area is hard surfaced.

### **Dutch Barn 18.4m x 9.07m**

Portal frame with curved tin roof and partial sheeted sides.

### **Portal frame Fodder Store 6.96m x 22.71m**

Portal frame design with 4.5m eaves and concrete floor

### **Portal frame cubicle shed 22.83 x 13.09**

Mono pitch design abutting the fodder store.

Block walls to 1.5 meters with Yorkshire boarding thereafter.

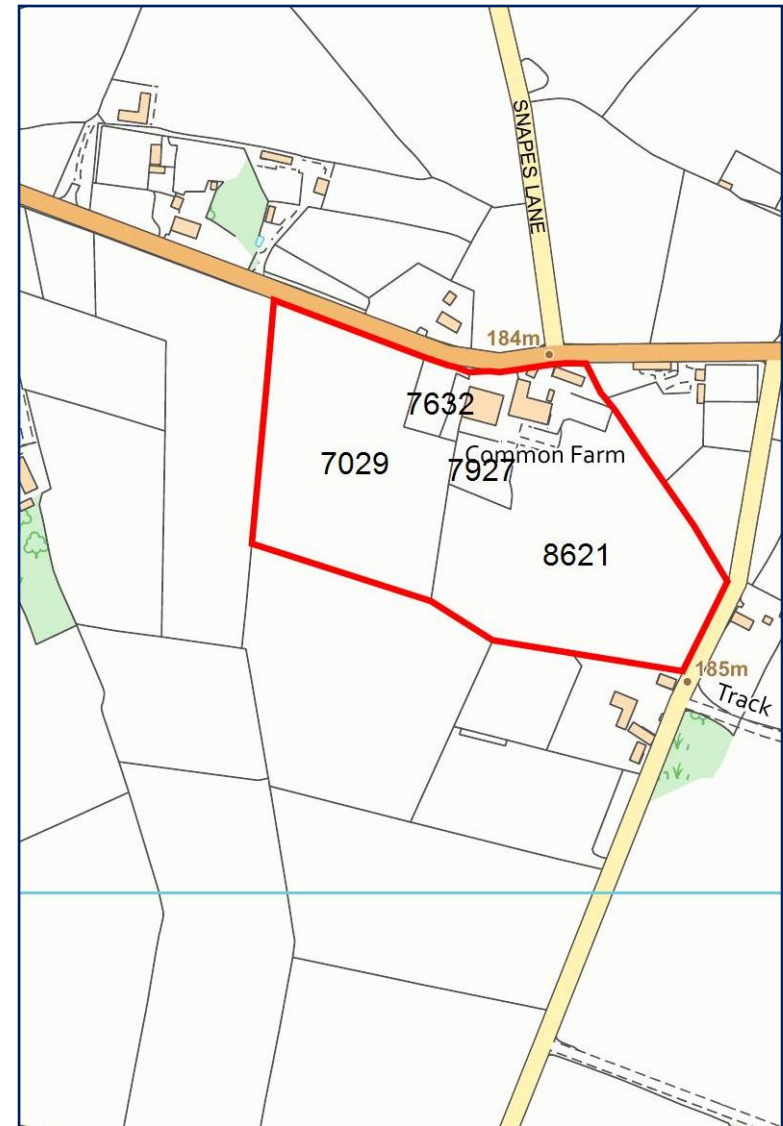


## Land

The farm benefits from 11.81 acres of permanent grassland situated around the farmstead. The grassland benefits from gated access off Roston Common and Green Lane.

<u>OS Parcel</u>	<u>Description</u>	<u>Size(Ha)</u>
7029	Grassland	1.84
8621	Grassland	2.20
7632	Grassland	0.16
7927	Grassland	0.16
	Homestead	<u>0.42</u>

Total 4.78 hecatres or 11.81 acres or thereabouts



Not to Scale for Identification Purposes Only

## **Planning Permssion**

There has been planning permission granted under application number 22/00382/PDA in 2022 for the change of use of agricultural buildings to residential dwellings.

### **Unit One – 154m<sup>2</sup>**

Unit one is formed from the change of use of the traditional brick and tile former parlour and former cubicle house, creating a four bedroom dwelling.



### **Unit Two & Unit Three – 152m<sup>2</sup> per unit.**

Unit two and three are formed from the change of use of the portal frame fodder store and portal frame cubicle building creating two four bedroom dwellings.





**NOTE:** This drawing is for the communication of design intent at planning stage only.

"This plan/drawing has been produced for (client) for the (project) and is submitted as part of planning application (application number/holding to site name) and is not intended for use by any other person or for any other purpose."

**NOTE:** Any Levels and figured dimensions are for the purposes of communicating design intent. Any figured dimensions and levels must be verified by site measure.

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Revisions	Date	Rev.	Description	Initials
May '20	PC2		New vehicle access and line of buildings to be removed. Indicated.	BP

Notes

- Preparation: Stage 1
- Strategic Brief: Stage 2
- Design Development: Stage 3
- Technical Design: Stage 4
- Specialist Design: Stage 5
- Construction: Stage 6

**PROJECT STATUS:**  
PLANNING

**CLIENT:**  
Mr and Mrs Prince

**JOB TITLE:**  
Common Farm, Change of Use

**DRAWING TITLE:**  
Proposed Floor Plan - Floorspace

**DRAWN:** BP    **SCALE:** 1:200    **DATE:** 30.01.22

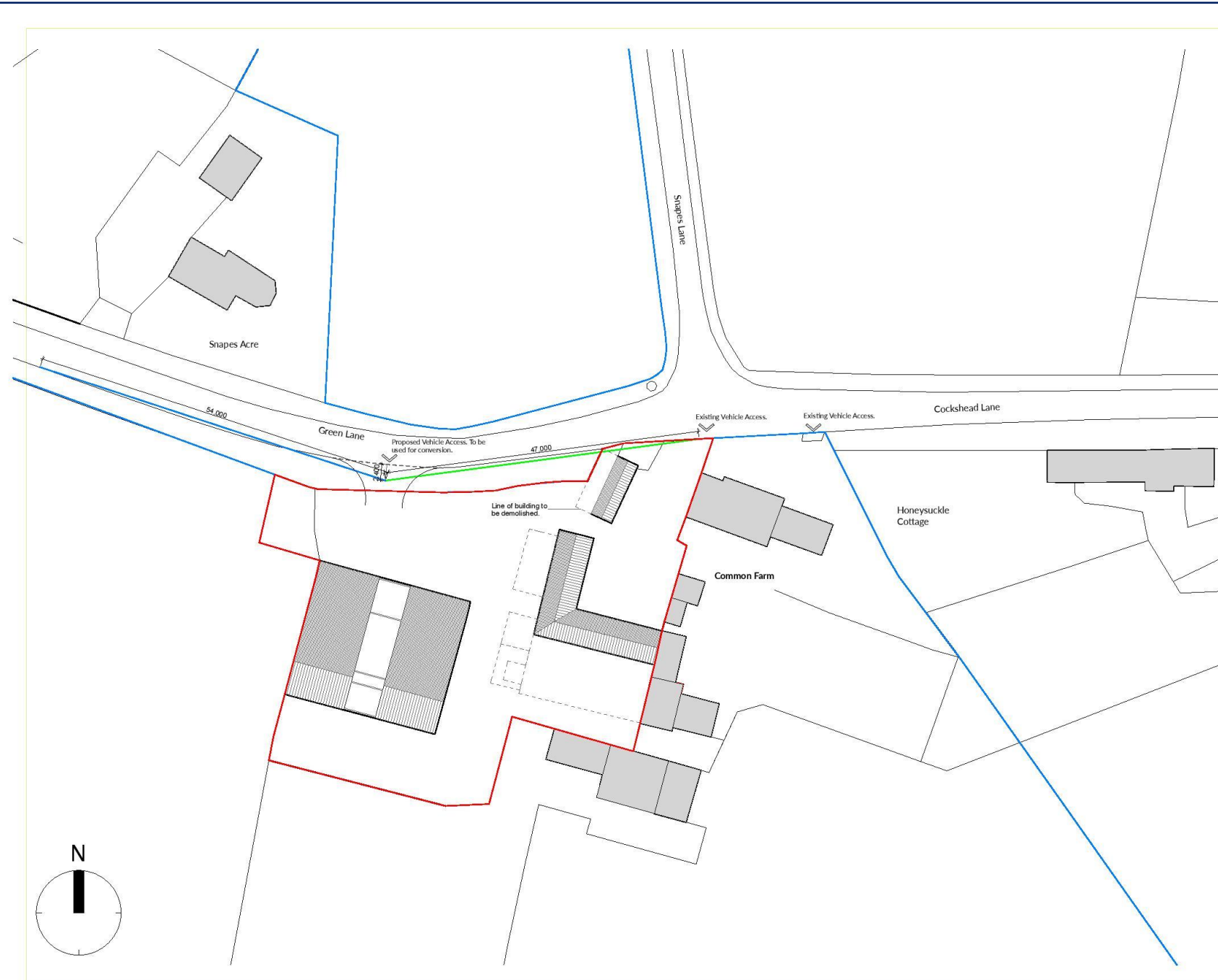
**DRAWING NUMBER:** L(04)005    **REVISION:** P02



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PROPOSED FLOOR PLANS - RESIDENTIAL USE



**NOTE** This drawing is for the communication of design intent at concept design stage only.

This plan has been produced for Mr R. Hoyle and Mr J. Hodson for their project at 9-10 High Lee, Clunters Lane, Luddenden Foot and has been prepared for communicating concept (stage 2) design information and is not intended for use by any other person or for any other purpose.

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**Revisions:**

Date	Rev	Description	BP
May 20	PO2	New vehicle access, visibility splay and line of buildings to be removed, retraced.	BP

**Notes:**

- o Stage 0: Strategic Definition
- o Stage 1: Preparation and Brief
- o Stage 2: Concept Design
- Stage 3: Developed Design
- o Stage 4: Technical Design
- o Stage 5: Construction
- o Stage 6: Hand Over & Close Out
- o Stage 7: In Use Services

**PROJECT STATUS:**  
PLANNING

**CLIENT:**  
Mr and Mrs Prince

**JOB TITLE:**  
Common Farm, Change of Use

**DRAWING TITLE:**  
Proposed Block Plan

**DRAWN:**      **SCALE:**      **DATE:**  
BP              1 : 500              30.02.22

**DRAWING NUMBER:**      **REVISION:**  
19.002              L(04)/003              PO2

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## **Services**

We believe the property is connected to mains water and electric with drainage by private means. The property is heated by oil.

## **Viewings**

By prior arrangement through Graham Watkins & Co.

## **Tenure and Possession**

The property is held freehold and vacant possession will be given upon completion.

## **Measurements**

All measurements given are approximate and are 'maximum' measurements.

## **Please Note**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

## **Local Authority**

The local authority is Derbyshire Dales District Council, Town Hall, Bank Road, Matlock. Derbyshire, DE4 3NN - enquiries should be addressed in respect of planning or any other relevant matters.

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