

# Honeysuckle Barn, Lodge Hill Farm

Longford Lane, Church Broughton, Derbyshire, DE65 6AL

John  
German





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£525,000

188 sq.m 2023 sq.ft

A three bedrooned barn conversion set on a select development of just six other barns, finished to a high specification and enjoying panoramic rural views.



This is a wonderful rural site which is being developed with six brick and tile barn conversions being fitted and finished to high specifications. There is a totally refurbished period farmhouse and two semi detached barn conversions developed under Class Q of the Town and Country Planning Acts.

These high quality, bright properties have the benefit of panoramic views from main windows which have been enhanced in the design by the provision of living areas at first floor level to obtain the best outlooks.

The units are offered with parking or garaging and each has an extensive garden area.

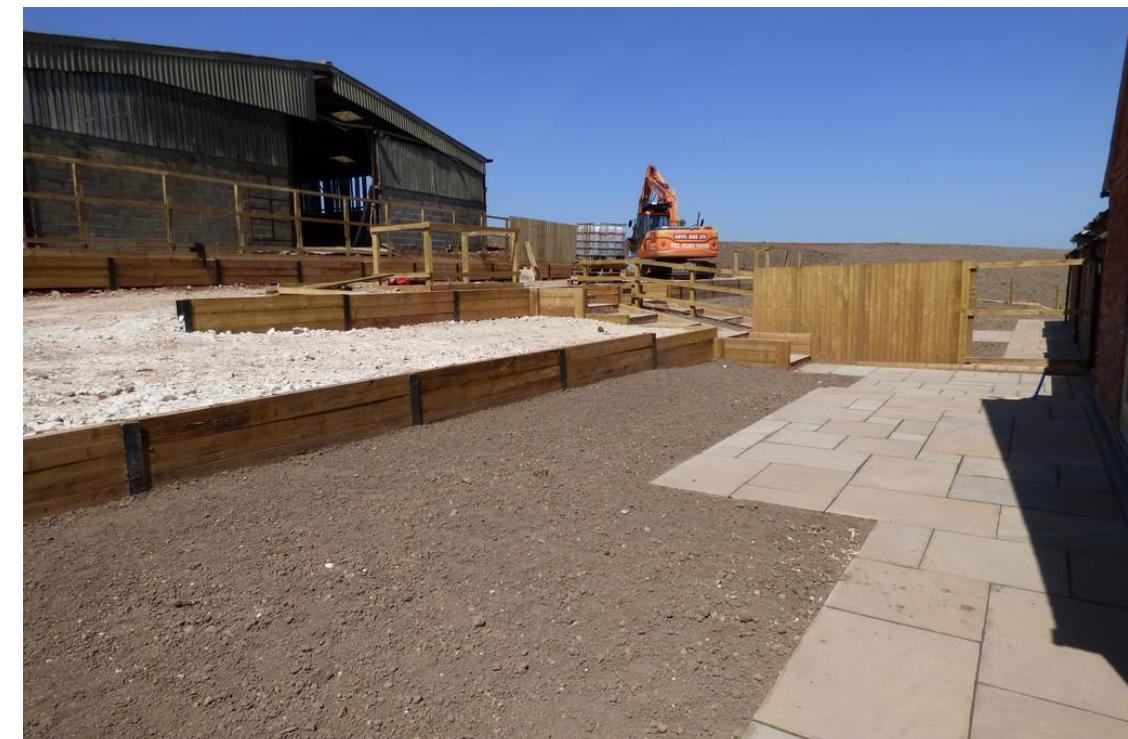
The road to the site and the hedges will be subject to a joint maintenance arrangement which it is believed will work out at one twenty sixth of the annual cost. The road is private and will be made up prior to the completion of the site. It is believed at this stage that the sinking fund for each property will be in the region of £175 per annum. The neighbourhood will be expected to deal with this issue under their own scheme with no external influences.

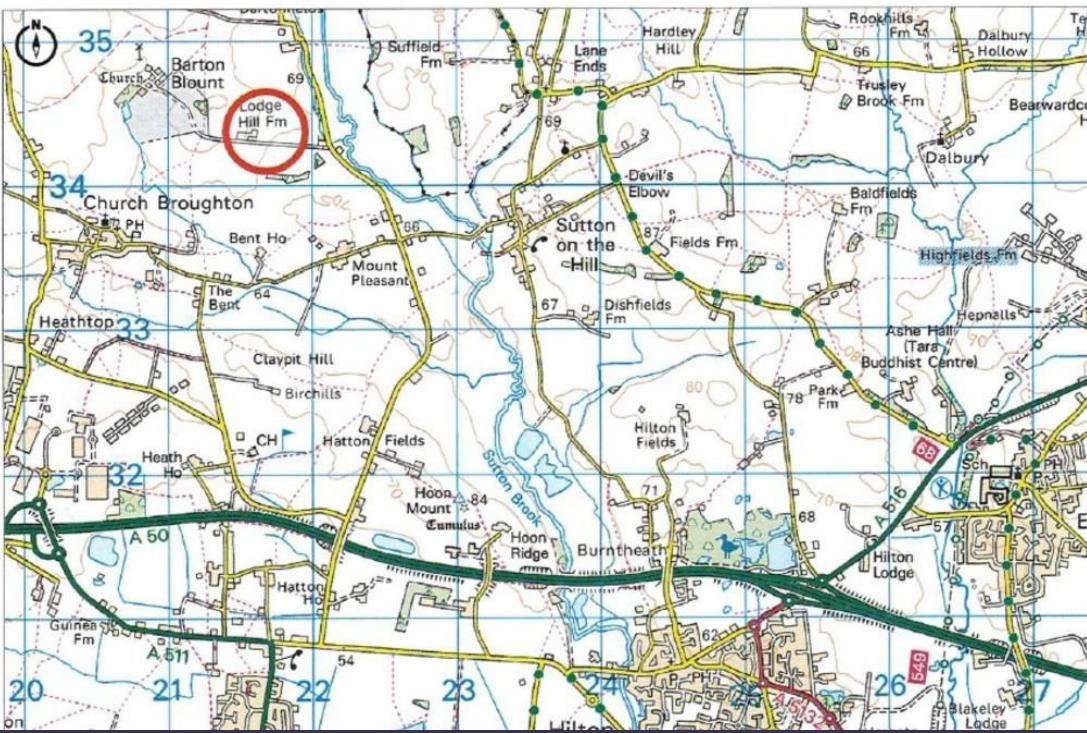
Note: Stamp duty will be paid for by the vendors if completion is after the end of June 2021

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Local Authority:** South Derbyshire District Council







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 guarantees as to their operability or efficiency can be given.  
Made with Memoplans 02010

PLOT 4, DEEKS 5A,



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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