

Derby Road

Aston-on-Trent, Derby, DE72 2AF

John
German





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Guide price £600,000

A modern farmhouse set in circa 16 acres subject to an agricultural occupancy planning condition, on the outskirts of the village with excellent access to Derby and the A50.



The property was constructed circa 1997 and has been used successfully as an agricultural small holding.

There are useful outbuildings together with Bore hole and water storage tank.

Sale is strictly subject to special conditions as noted below.

The accommodation is accessed via double doors leading into a reception hall with stairs off and cloakroom WC, glazed double doors gives access to a spacious dual aspect lounge with ornate fireplace and further glazed double doors returning to the L shaped dining kitchen which has a range of fitted base and wall units, worktops with inset sink and a useful range of appliances.

There is a PVC double glazed conservatory off the dining area to the rear, together with a rear hall which has door to the side and access to an integral garage equipped with electric roller door to the front.

To the first floor, a spacious landing has ladder access to an excellent large, bordered loft space along with four bedrooms and a family style bathroom.

The property is set within approximately 16 acres with drive approach and parking, patio to rear and gardens surrounding the property. There is a useful brick outbuilding and polytunnel.

Special conditions:

1. The occupation of the dwelling shall be limited to the family and or dependants of a person employed or last employed wholly in agriculture as defined in section 336 of The Town and Country Planning Act 1990 or in forestry.
2. Perspective purchaser's must be in a position to exchange unconditional contracts within 28 days of their offer being accepted and legally complete the purchase within 14 days of exchange of contracts.
3. The property is to be sold as seen and purchasers should note remedial works may be required including the replacement of the existing septic tank with a compliant sewage treatment plant.
4. A public footpath runs along the southern boundary which is unfenced.
5. All enquires are to be directed to the sole agents and all viewing is strictly by prior appointment on allocated days.

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

Services: Mains water, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. Drainage is via a septic tank within the curtilage.

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

Our Ref: JGA/06032023

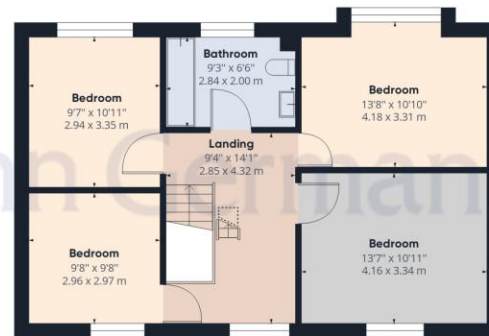
Local Authority/Tax Band: South Derbyshire District Council / Tax Band E







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1847.69 ft²

171.66 m²

Reduced headroom

14.55 ft²

1.35 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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 Street Grid - 1:10,000. Theme: New... 4.4

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.

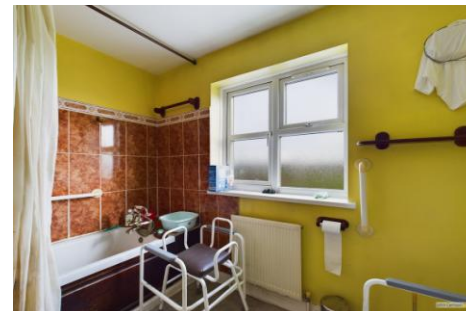
Referral Fees

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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