

SWAINSLEY FARM

Northern Buildings, Chevin Road, Milford, Derbyshire, DE56 2US

CHARTERED SURVEYORS

VALUERS

LAND & ESTATE AGENTS

ESTATE MANAGEMENT



An attractive range of traditional stone built agricultural buildings with enormous potential for conversion and redevelopment, into a wide range of uses.

OFFERS IN
THE REGION OF
£350,000

THE PROPERTY

The property consists of a substantial block of traditional, stone built, former farm buildings together with a good-sized yard area to the front and rear. The buildings are substantially constructed and generally structurally intact and would provide an excellent opportunity for conversion/redevelopment into residential property, subject to obtaining the relevant planning consents.



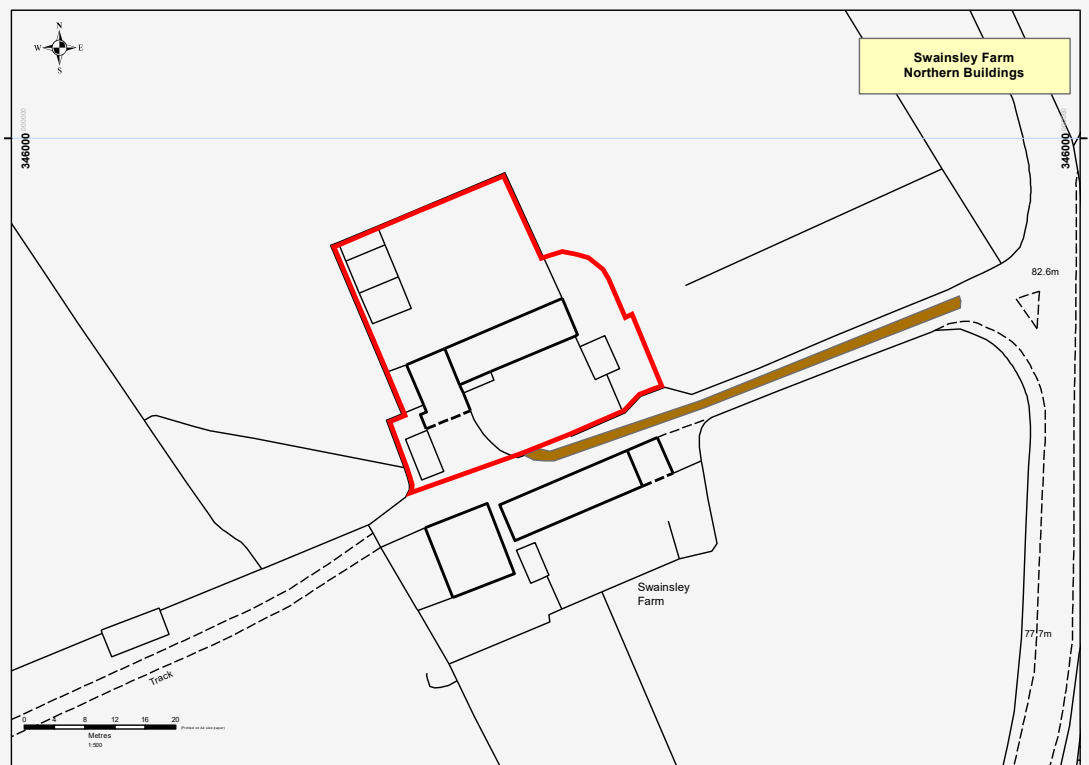
DETAILS

The existing buildings consist of a range of mainly, traditional, stone built, barns, with a main double storey section, comprising, loose boxes on the ground floor and timber floored haylofts above. There are some additional open fronted garage type buildings, with further single storey brick and stone built ancillary buildings and loose boxes. To the rear is a former, stack yard, surrounded by a substantial stone wall and housing the remnants of a steel framed dutch barn.



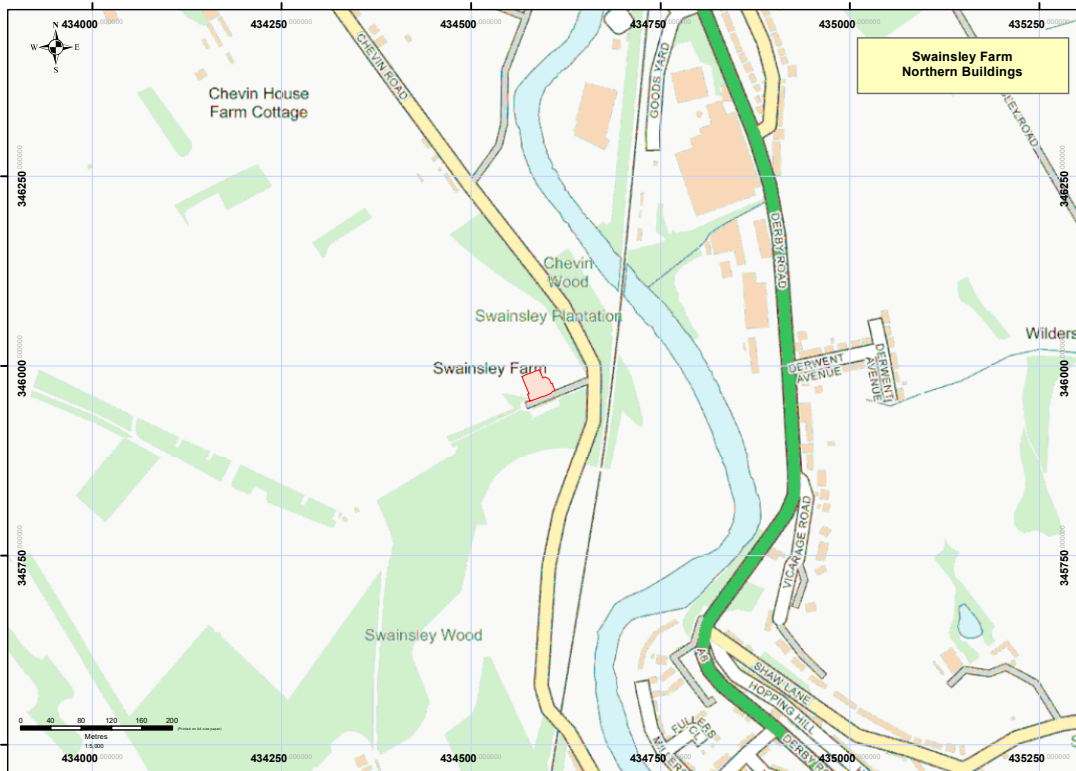
The property has the potential for a conversion into several, substantial, residential properties. This would require the submission of a full and detailed planning application, together with submission of all the relevant, surveys, etc to support any change of use/redevelopment. The estate has commissioned an initial survey of the planning prospects for the site, undertaken by an independent planning consultant and a copy of the report can be found attached to these sale particulars.

SITE PLAN





LOCATION PLAN





LOCATION & DIRECTIONS

The property is located just off the Chevin Road at Milford, which lies just to the south of Belper. From the A6 main route through Belper & Milford take the turn on to Chevin Road, opposite The Strutt Arms Hotel at the Elephant & Peacock. Follow the road for just over 0.5 miles, until you see a farm entrance on the left. The property for sale is at the top of the farm track, on the right-hand side.

Postcode is: DE56 2US What3words address is: decay.lunge.such

GENERAL REMARKS & STIPULATIONS

Viewing

Strictly by prior appointment through the agents, John G Hills & Partners, 01969 623109 or 07711 141661. **Any parties viewing the property should be aware that the floors in the barns are considered to be in an unsafe condition. Any inspection of the interior must be undertaken from an external view through the entrance doors and windows only.**

Tenure

The freehold interest in the property is offered for sale with vacant possession on completion.

Services

We understand that the property is connected to, mains electricity and mains water. However, we cannot warrant that any of these current supplies is sufficient and potential purchasers must make their own enquiries.

Covenants, Easements, Rights of Way, & Wayleaves

The property will be sold subject to all existing covenants, easements, rights of way, and wayleaves whether specifically mentioned in these particulars or not.

Council Tax

Business rates are payable to Amber Valley District Council. However, being formerly used for agriculture, the property is not currently rated for Business rates.

Boundaries

Existing responsibility for the maintenance of boundaries will pass to the purchaser on completion.

Method of Sale

The property is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.

Offers

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Please confirm whether your offer is a cash offer or subject to a mortgage or property sale.

Money Laundering Regulations

Prospective purchasers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to the Money Laundering Regulations, one being photographic ID (Passport or Driving Licence) and the second being a recent utility bill confirming your address.

John G Hills

Estate Office, Market Place, Leyburn, North Yorkshire, DL8 5EW
office@jghills.com Tel: 01969 623109

IMPORTANT NOTICE

John G. Hills for themselves and for the Vendors of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John G. Hills has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of John G. Hills, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

Measurements and other information

All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

