



# The Barn and Land

Roston





**The Barn and Land**  
Shields Lane  
Roston  
Ashbourne, Derbyshire  
DE6 2EF



**1.00 ac**

A modern detached barn with land extending to 1 acre occupying a stunning location enjoying far reaching views.

The barn is being sold solely for residential conversion (subject to necessary planning consent) and has had a favourable response from a pre application proposing a class Q conversion to form two detached dwellings.

It benefits from gated roadside access and a yard to the front and rear with the building measuring approximately 26m x 15.2m.

The land has been used for grazing and mowing in recent times and is enclosed by fencing

**Expressions of interest by way of an offers invited by**

**12 noon on Wednesday 19th November 2025.**

**Guide Price: £340,000**



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com





**Services:**

The land is sold with no mains services. It is understood that water is provided to the building by rainwater harvesting.

**Tenure and Possession:**

The land is sold freehold with vacant possession upon completion.

**Local Authority:**

Derbyshire Dales District Council

**Planning Permission**

The original planning consent for the building can be found on the Local Authority property portal under reference 18/00778/FUL.

Preapplication advice was sought in relation to converting the building to two residential units and appeared to receive a favourable response. Details of the pre application are available on request.

**Covenants:**

It should be noted that the barn is being sold as potential for residential conversion. The vendors are looking to covenant against any commercial or heavy agricultural use.

**Sporting, Timber and Mineral Rights:**

Sporting, Timber and Mineral rights are believed to be included within the sale as far as we are aware

**Viewing:**

The barn and land should be viewed by appointment only by contacting the Sole agents Bagshaws on (01335) 342201 or e-mail [ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)

**Rights of Way, Wayleaves and Easements:**

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

**Directions:**

**What3words** - [///deploying.serious.shut](https://www.what3words.com/)

**Method of Sale:**

The land is offered by Private Treaty - Closing date for expressions of interest and offers, Wednesday 19th November 2025 at 12 noon.

**Agents Notes**

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.







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**RICS**



**CAAV**

