



Former Garden Centre Land and Building

Fenny Bentley



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Bradbourne Road

Fenny Bentley

Ashbourne, Derbyshire

DE6 1LF



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An intriguing parcel of land which had formally been used as a garden centre, having gated roadside access and planning consent to construct a guest accommodation block for holiday use which was granted in November 2023.

Delightfully positioned within the village of Fenny Bentley, opposite to the Bentley Brook Inn and backing onto open farmland to the rear.

There is a block built building providing storage on the land and there is ample hardstanding for a number of vehicles.

The land would be suitable for a variety of uses subject to necessary consents.

Offers in the region of:

£100,000



Ashbourne Office - 01335 342201

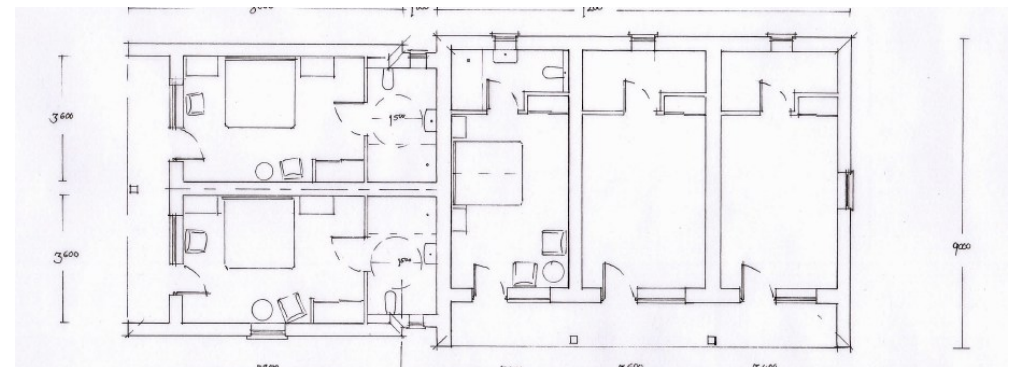
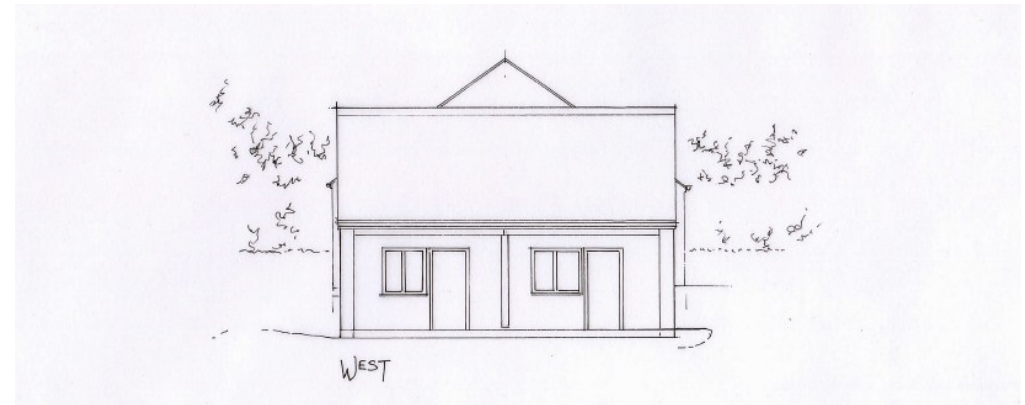
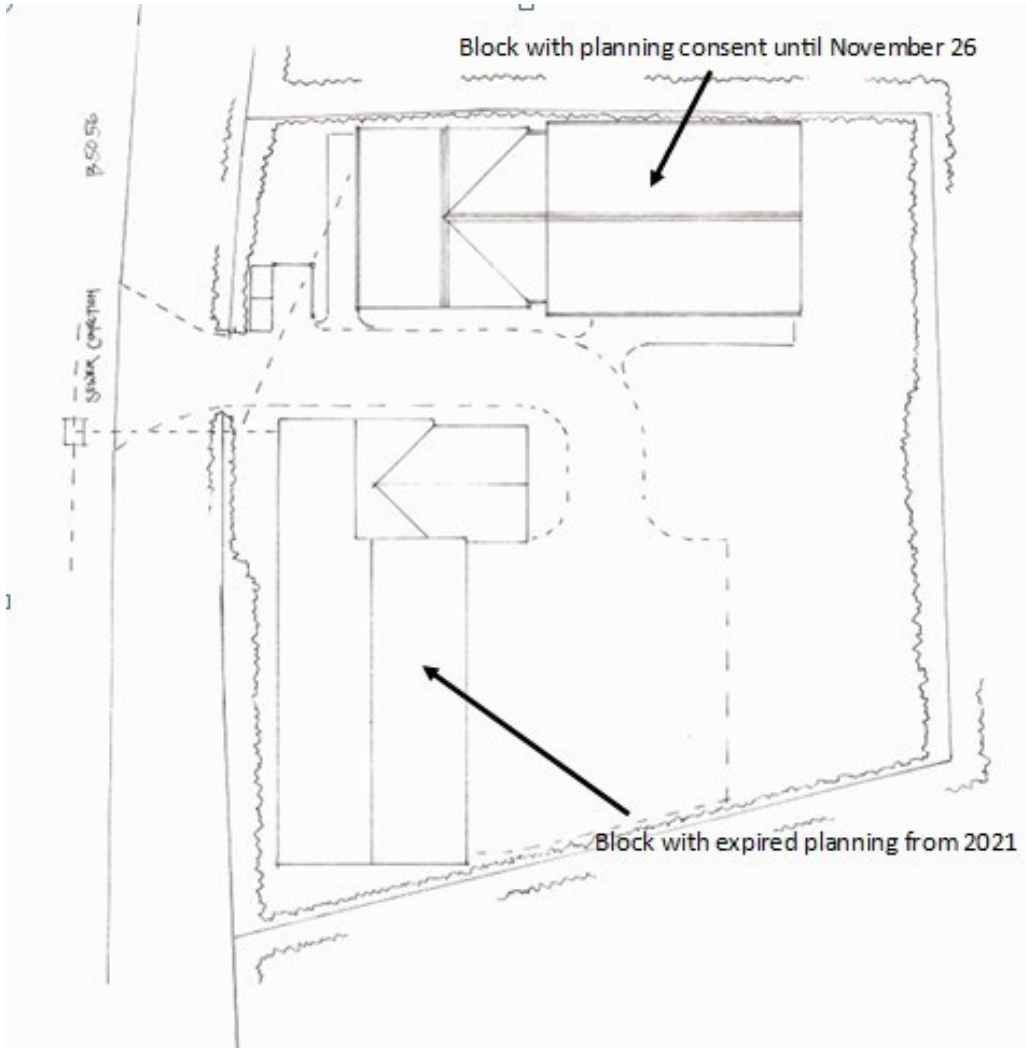


ashbourne@bagshaws.com

Planning Permission

There is planning consent granted to “construct additional guest accommodation block with the Bentley Brook Inn”. Further information on the planning consent for the building can be found on the Local Authority, Peak District National Park, planning portal under reference NP/DDD/0823/0998.

It should be noted that further planning consent was granted on the site for guest accommodation of a further 5 letting units in 2021 but this consent has now expired. Further details of this planning consent can be found on the Peak District planning portal under reference number NP/DDD/0321/0261.



Services:

The vendors inform us that the land does benefit from a separate sub-metred supply of water and electricity from the Bentley Brook Inn. However, a purchaser may need to install a separate independent supply should they wish for these services to be provided ongoing.

Tenure and Possession

The land is sold freehold with vacant possession upon completion.

Local Authority

Derbyshire Dales District Council and Peak District National Park planning authority .

Viewing

The land should be viewed by appointment only as there is a secured gated access. Please contact the sole agents Bagshaws on (01335) 342201 or e-mail 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 - ///offstage.kept.hubcaps

Method of Sale:

Private treaty

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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