



Hall Farm House and Development Site

Twyford



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Twyford Road,
Twyford
Derby
DE73 7HJ



6.56 acres

An excellent opportunity to purchase a development site and adjoining paddock, extending to 6.56 acres in all, with planning approval for a total of eight dwellings.

The site includes a Grade II Listed barn conversion, being the former farmhouse. This requires modernisation and benefits from planning approval for large single storey extension (expiring October 2026). The adjoining range of barns and two further traditional brick farm buildings have planning consent (preserved) for extension and conversion to create four additional dwellings. A further planning consent (approved subject to section 106 agreement) allows replacement of the modern agricultural buildings with three new-build single-storey dwellings.

Conveniently located along a private drive at the edge of the sought after hamlet of Twyford: Hall Farm has excellent access to local link roads whilst nestling delightfully beside the river Trent.

Guide Price:

£1,250,000 - £1,300,000



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Farm House

The Homestead is a Grade II Listed barn conversion, converted in around 2005 and would now benefit from some upgrading. Planning consent has been obtained for a substantial single storey extension and information relating to this can be found on the South Derbyshire District Council planning portal using reference; DMPA/2023/1091. It should be noted that this consent expires in October 2026.

The current everyday access is to the rear of the property into the Entrance Lobby and the Boot Room which provides access to a ground floor Cloakroom and attached Garage along with the Breakfast Kitchen. This is fitted with a range of matching wall, drawer and base units plus feature oil fired 'Alpha' having dual hotplate. Accessed from the Kitchen is a useful Utility Room/Pantry and internal door into the Hallway providing access to the Dining Room and Lounge. Currently there is access to the former Swimming Pool room however it should be noted that the planning consent for the traditional barn conversions allows for this room to form part of the conversion of Plot 2.

Stairs lead from the Hallway to the first floor landing which provides access to all first floor bedrooms. Bedrooms are well proportioned with a family Bathroom and ensuite bathroom off the master bedroom. The largest bedroom is intended to form part of the conversion of Plot 2 and sits above the Swimming Pool room.





Proposed Extension plans



Traditional Barn Development

A truly unique opportunity with planning permission granted in February 2023 for conversion and extension to provide four dwellings. A number of the pre-commencement planning conditions have since been addressed and a material start made to the site, to preserve the planning consent. Further details of the planning consent can be found on the South Derbyshire District Council planning portal using reference DMPA/2021/0933.

Pigeon Loft (Plot 2) - is attached to the farmhouse barn conversion and Plot 3. It includes the farmhouse swimming pool room and large bedroom above. The three storey accommodation is proposed to extend to 1915 sq. ft.

Hay Barn (Plot 3) - the smallest of the four proposed dwellings extends to 1076 sq. ft in total over two storeys.

Garden House (Plot 4) - is the largest of the dwellings with planning consent not only to convert the current traditional brick barn but also allowing for the creation of a new build element to include a dining room, kitchen and double garage. The internal accommodation is proposed to extend to a generous 2798 sq. ft with the plot including an attractive walled garden.

Cart Lodge (Plot 5) - also benefits from a new-build extension to house the bedrooms. The single storey accommodation is intended to total 1528 sq.ft and enjoys a south-facing rear garden.



Plot 2 & 3



Plot 4



Plot 5



New Build Development

This planning consent has been recommended for approval subject to formalisation of the section 106 in relation to the Bio-diversity Net Gain requirement . It is proposed to demolish the modern agricultural building and replace it with three detached single storey new build dwellings. Further information on this planning application can be found on the South Derbyshire District Council searching reference; DMPA/2025/0756.

As a guide the approximate gross internal areas of the dwellings are as follows;

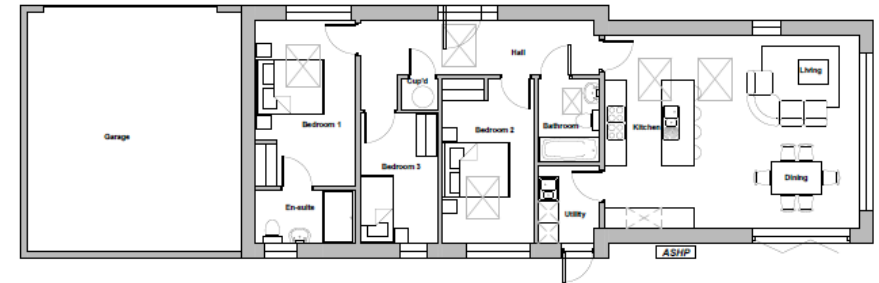
Plot 6 - 1506 sq. ft including integral garage

Plot 7 - 1039 sq. ft including integral garage

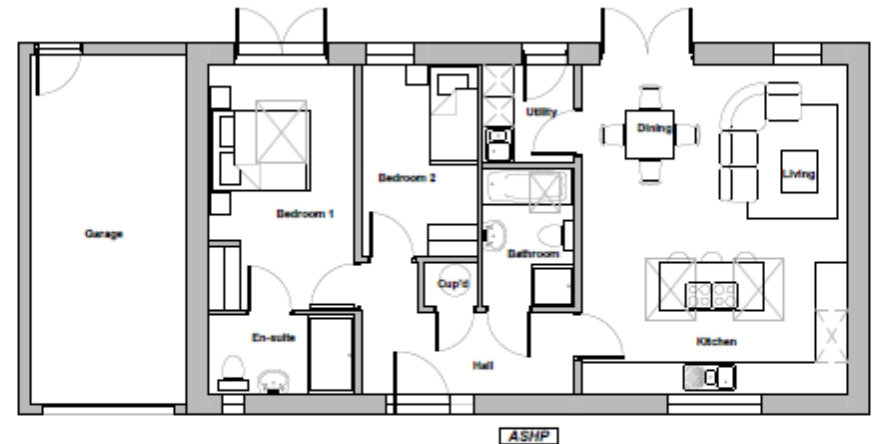
Plot 8 - 1398 sq. ft including detached double garage



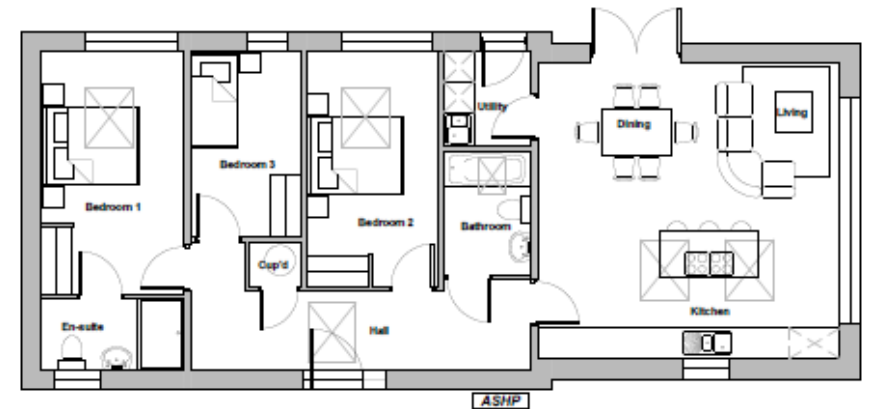
Plot 6

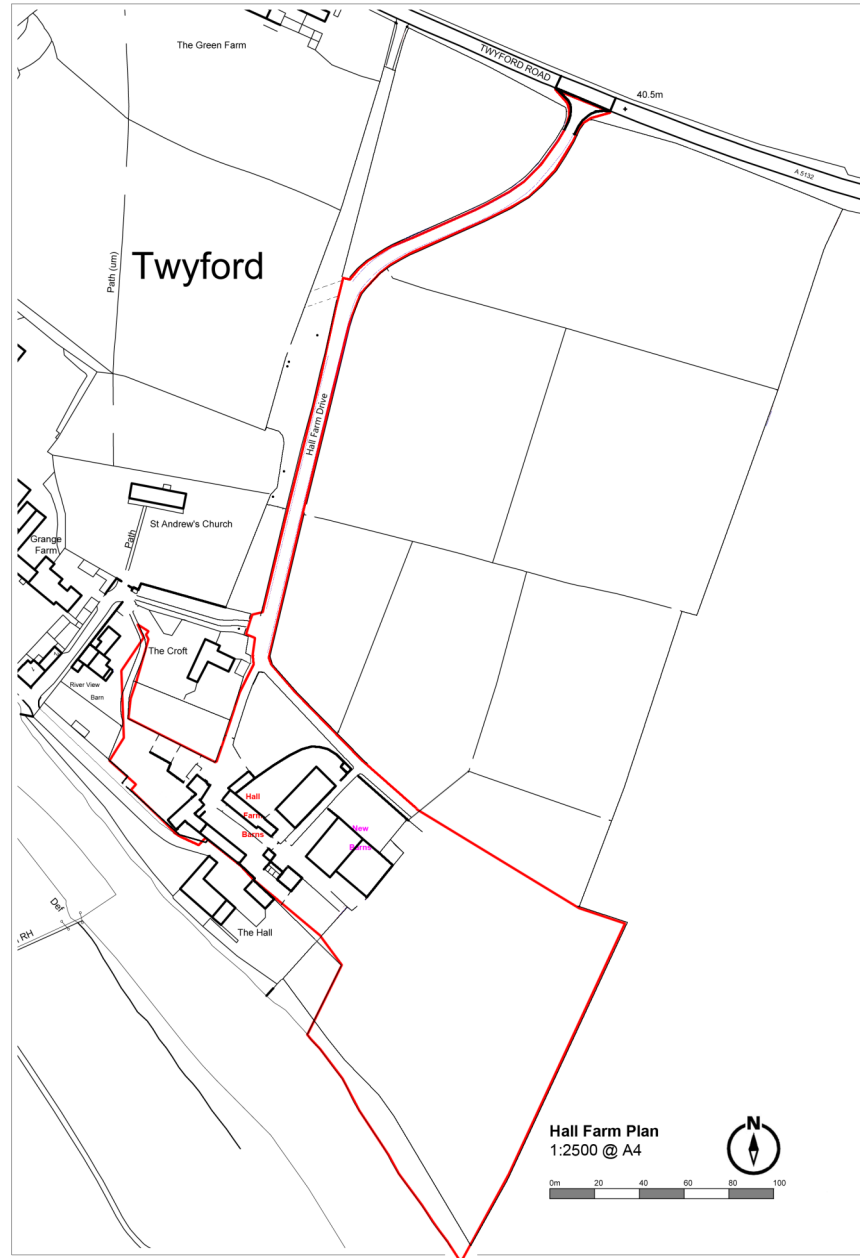


Plot 7



Plot 8





General Information

Services:

Main Homestead - Mains water and electricity are connected. Oil fired central heating, private drainage.

Development Sites - Buyers should make their own enquires as to the availability of services. The vendor will assist where appropriate with the granting of any easement if required.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Flood Risk Report available:

Those concerned about the potential flood risk from the nearby River Trent will be content to have sight of the flood risk report which was prepared at the time of the planning consent and confirms a minimal risk from flooding on the development.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. It is understood the flood route for some of the residents of Ferry Lane has been redirected to use the access drive only when Ferry Lane is impassable due to flood.

The vendors reserve the right to grant a right of way to provide agricultural access to the northern most roadside fields named 'Oak Flat'..

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Authority and Council Tax Band;

South Derbyshire District Council

Council Tax Band - E

Planning information;

Ground floor extension to the farmhouse - DMPA/2023/1091

Conversion and extension to Barns to form 4 dwellings - DMPA/2021/0933

New Build development replacing modern barn to create 3 dwellings - DMPA/2025/0756 (awaiting decision)

Energy Performance Certificate;

House—Rating 'D'

Directions:

What3words:: ///childcare.flaking.singer

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Broadband Connectivity:

It is understood that broadband has not been connected to this property. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area..

Mobile Network Coverage:

Owing to the property's location, mobile network coverage may be limited. Prospective purchasers are advised to consult the website of Ofcom (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this area.

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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