



Homestead Barn Biggin by Hartington

Homestead Barn, Biggin by Hartington, Derbyshire, SK17 0DQ

A superb opportunity to purchase a detached 'L' shaped stone barn for development situated on the edge of this Peak District village. The barn is set back from the road and enjoys views over open farmland. Planning consent has been granted for change of use to form 3 two-bedroom holiday cottages.

The village of Biggin by Hartington is delightfully located within the beautiful Peak District National Park with many walks leading from the village and the popular Tissington Trail a short walk from the property. There is also a public house within the village.

**Guide Price
£350,000 - £400,000**

For Sale by Auction - Unless sold prior

Date to be confirmed

**The Agricultural Business Centre, Bakewell,
Derbyshire, DE45 1AH**

All enquiries to Ashbourne Office 01335 342201



Directions

From Ashbourne - Proceed out of the town on the A515 towards Buxton. Remain on the A515 for approximately 8 miles then take the left turn into Biggin village, proceed under the Tissington trail into the village and the driveway to the property will be found on the right hand side clearly identified by the Bagshaws "For Sale" board.

Description

This 'L' shaped barn development offers a superb development opportunity to an investment buyer with a view to tourism in the area. The property has planning consent granted for alterations and change of use to form 3 holiday lets. Each holiday let is designed to have two bedrooms with two parking spaces for each unit. The barn enjoys a lovely open outlook to the rear over farmland and is delightfully set back from the road.

Rarely do development opportunities such as this come to the market.

Planning Permission Information

Further information on the planning consent can be found on the Peak District National Park Planning portal using reference number NP/DDD/1218/1145.

Viewing

Strictly by appointment through the Ashbourne Office on 01335 342201, or e-mail: Ashbourne@bagshaws.com.

General Remarks

Tenure and Possession

The property is sold Freehold with vacant possession.

Services

Buyers should make their own enquires in relation to the availability and connection of services.

Local Authority

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN. Tel: 01629 761100

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. The access to the barns will be via a right of way across the yard from the roadside. The right of way route is not be exactly as shown on the planning consent, further clarification can be sought from the agent.

Solicitors

Josh Clark, EMW Law, 1 Seebeck Place, Knowlhill, Milton Keynes, Buckinghamshire, MK5 8FR.

Email: Josh.Clark@emwllp.com.

Contract of Sale

The Contract of Sale is available at the offices of the auctioneers but will not be read at the sale. The auctioneers will be in the saleroom fifteen minutes prior to the commencement of the auction to deal with any matters arising from either the contract of sale, the sale particulars or relating to the property generally.

At the time appointed the sale will continue and thereafter no further queries will be dealt with and the purchaser will be deemed to have knowledge of the contract of sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not he has read them.

Deposit and Completion

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. The signing of the contract of sale and the 10% deposit is legally binding on both parties and completion will occur in 28 days thereafter, unless stated otherwise at the auction.

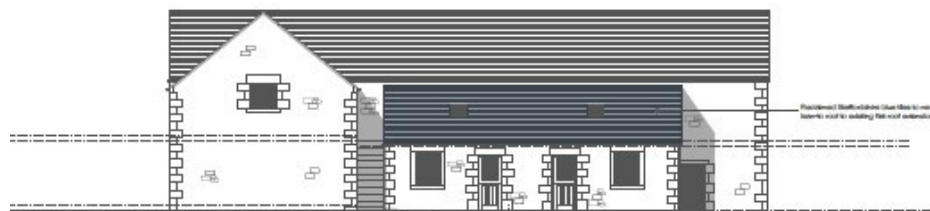
The sale of each lot is subject to a buyers premium of £400.00 plus VAT. (£480.00 including VAT) payable on the fall of the hammer or upon exchange if purchased prior to the auction. Please contact the auctioneers for further details.

Money Laundering Regulations

Please note that all purchasers must provide two forms of identification to comply with Money Laundering Regulations 2003. This means that a passport or driving licence together with a utility bill for proof of address at the time of signing the contract.

Conditions of Sale

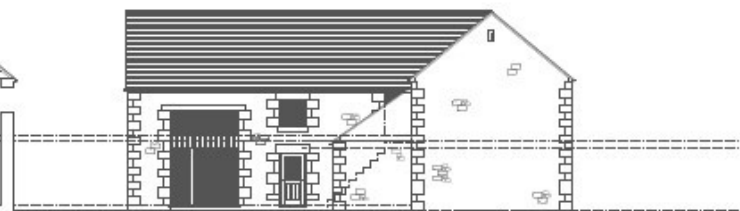
The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.



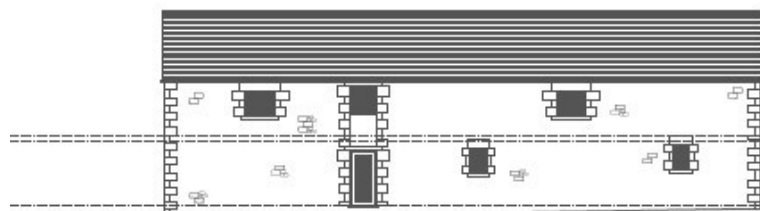
WEST ELEVATION



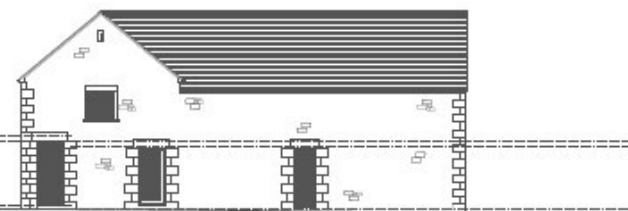
SECTION



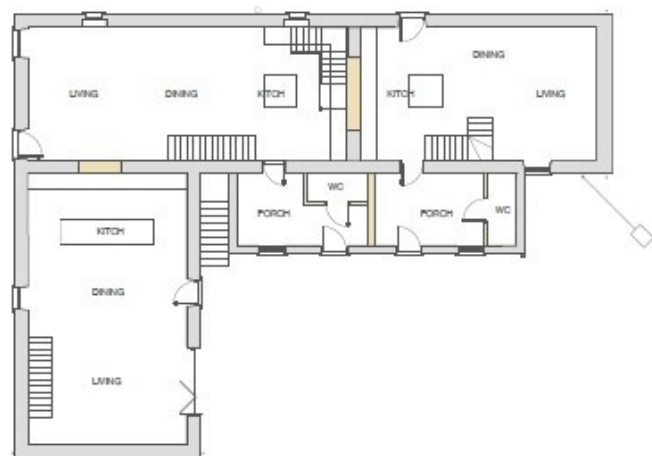
SOUTH ELEVATION



EAST ELEVATION



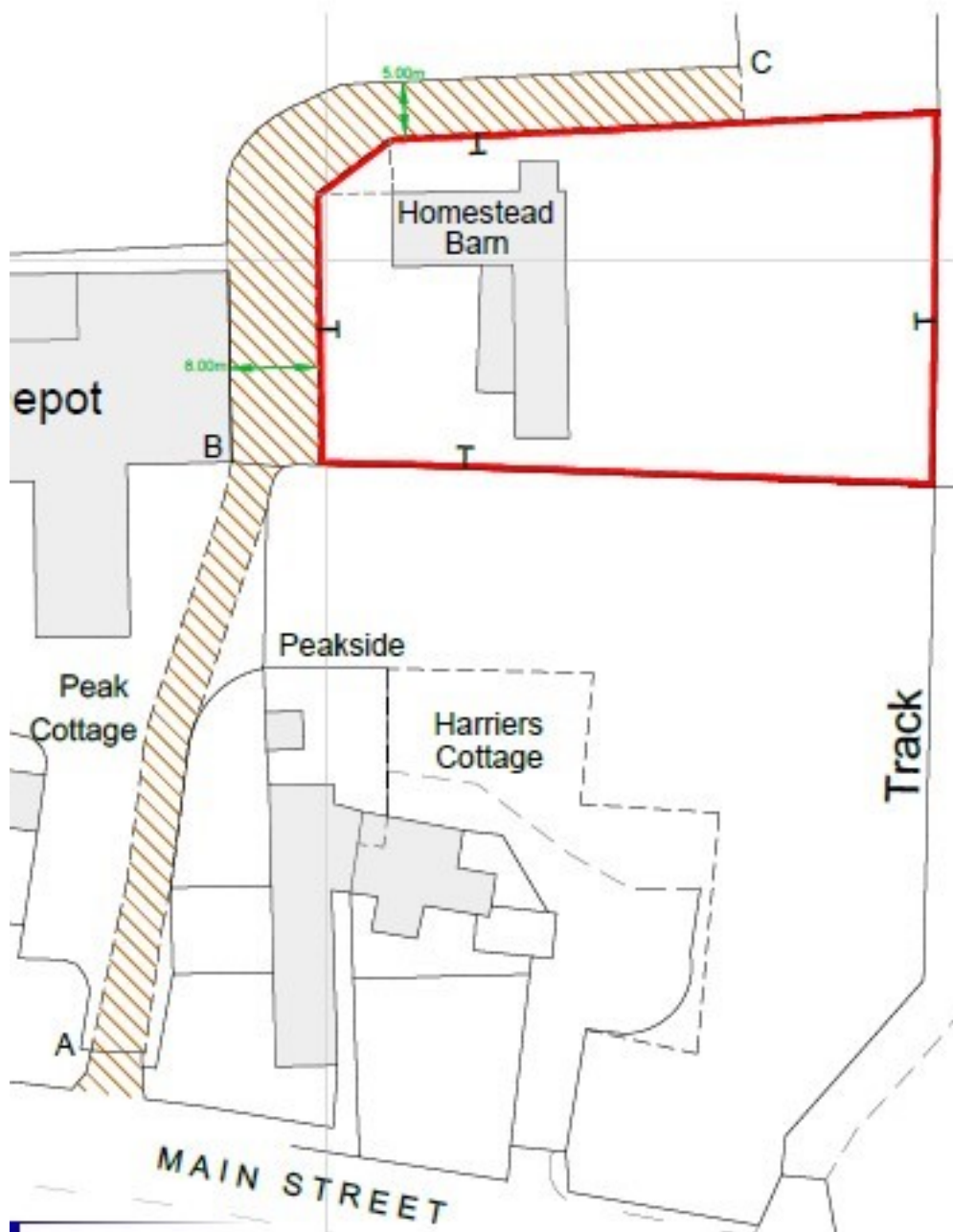
NORTH ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.



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