



Building and Land at Manna Farm  
Denby Village

## Building and Land at Manna Farm

Denby Village

Ripley

Derbyshire DE5 8PJ



6



2



6



1.91 ac

An opportunity to purchase a modern agricultural building benefitting from planning permission for the conversion into two semi-detached dwellings, together approximately 1.91 acres of adjoining grassland paddocks. The property situates on the edge of the popular rural village of Denby, boasting countryside views and commutability to nearby towns and cities.

**For sale by Private Treaty.**

**Guide Price: £260,000**



Bakewell Office - 01629 812777



[bakewell@bagshaws.com](mailto:bakewell@bagshaws.com)

### Location:

Situated in a pleasant rural setting, the property lies on the edge of the popular village of Denby where a basic range of amenities can be found including a primary school, public house, and Church. The location offers both countryside views and excellent transport links to nearby towns each offering a comprehensive range of facilities, including: Heanor to the east (2.7 miles), Ripley to the north (3.1 miles), Alfreton to the north (7.4 miles), and Matlock to the northwest (13.1 miles). The city of Derby conveniently locates just 7 miles to the south, whilst Nottingham sits 14 miles to the east.

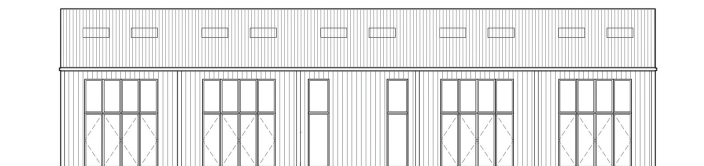




1 PROPOSED FLOOR PLAN

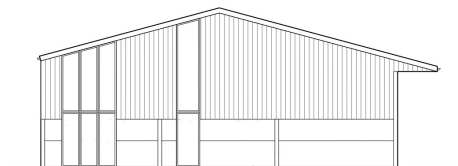
Scale 1:100 at A2

Unit 1 GIA = 144.9m<sup>2</sup>  
Unit 2 GIA = 144.3m<sup>2</sup>



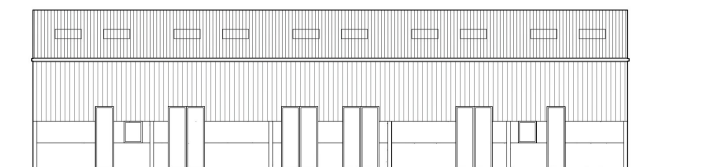
2 PROPOSED SOUTH EAST ELEVATION

Scale 1:100 at A1



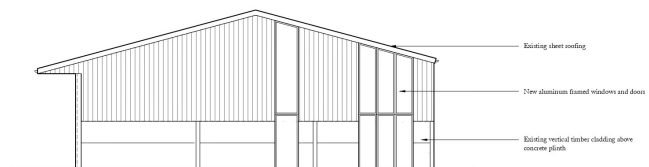
3 PROPOSED SOUTH WEST ELEVATION

Scale 1:100 at A1



4 PROPOSED NORTH WEST ELEVATION

Scale 1:100 at A1



5 PROPOSED NORTH EAST ELEVATION

Scale 1:100 at A1

PLANNING

(1:100) 0m 1 2 3

P2	Revised Storage Area	14.07.2023
P1	Final Issue	22.05.2023
Rev. No.:	Amendment	Date

**George Henshaw**  
46 Bridge Street  
Belper  
Derbyshire DE56 1AX  
enquiries@wakebridge.co.uk  
T +44 (0)7484 20 67 16

PROJECT: HILL FARM, DENBY

TITLE: PLANS AND ELEVATIONS AS PROPOSED

DRAWING No.:	1762-105	REV. No.:	P2
SCALE:	1:100 at A1	DATE:	28.05.2023

All design copyright of George Henshaw Limited (registered in England and Wales 11305210 - enquiries@wakebridge.co.uk). All dimensions to be checked on-site and revised where discrepancies arise. Not to be reproduced or relied upon without express consent.

# General Information

## Description:

The sale of Manna Farm offers a great opportunity to acquire development property in a sought-after village location. The property boasts a modern agricultural building (GEA 355m<sup>2</sup>) with planning permission for two three-bedroom dwellings. Briefly, the approved accommodation in each dwelling mirror each other all across the ground floor, comprising an open-plan kitchen, dining, living area, a study, three double bedrooms, two boasting en-suites, and a family bathroom. Externally, the dwellings will each benefit from off-road parking, gardens, and pleasant countryside views.

Aside the outbuilding, the property is sat upon a plot of 1.91 acres of grassland either side of the driveway presenting garden and paddocks areas. The eastern boundary currently has no fixed fence-line, the purchaser will be responsible for erecting a stockproof boundary.

The property will suit those seeking a village development opportunity, whether that be self-build purchasers or small-scale developers, with the bonus of planning consent already granted.

## Planning permission:

The building has planning permission, granted by the Amber Valley Borough Council with all matters reserved and listed below; 'Application to determine if prior approval is required for a proposed change of use and conversion of an existing agricultural building to form 2 no. dwellinghouses (Use Class C3) (Ref; LSP-PDR/2025/0031). The planning permission was granted in October 2025. All copies are available upon request, or via the Local Planning Authority website.

## 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:

From Ripley town centre head south along Derby Road B6179, past the pottery village. At the traffic lights, turn left onto Ryknield Hill signposted for Denby Village and continue for approx. 1 mile. At the junction, turn left onto Denby Lane, and continue straight through the village for approx. 1 mile. The property can be found on the right hand side, just on the edge of the village, indicated by our For Sale board.

What3words:///slide.framework.neon

## Services:

The property does not benefit from any services, but we understand there are mains services within the vicinity.

## 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.

## Sporting, Timber and Mineral Rights:

The sporting, timber and mineral rights are included in the sale as far as they exist.

## Tenure and Possession:

The land is sold freehold, with vacant possession upon completion.

## Vendor's Solicitors:

Nigel Davis Solicitors, 3 - 4 Spire House, Ashbourne, Derbyshire DE6 1DG

## Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

## Method of Sale:

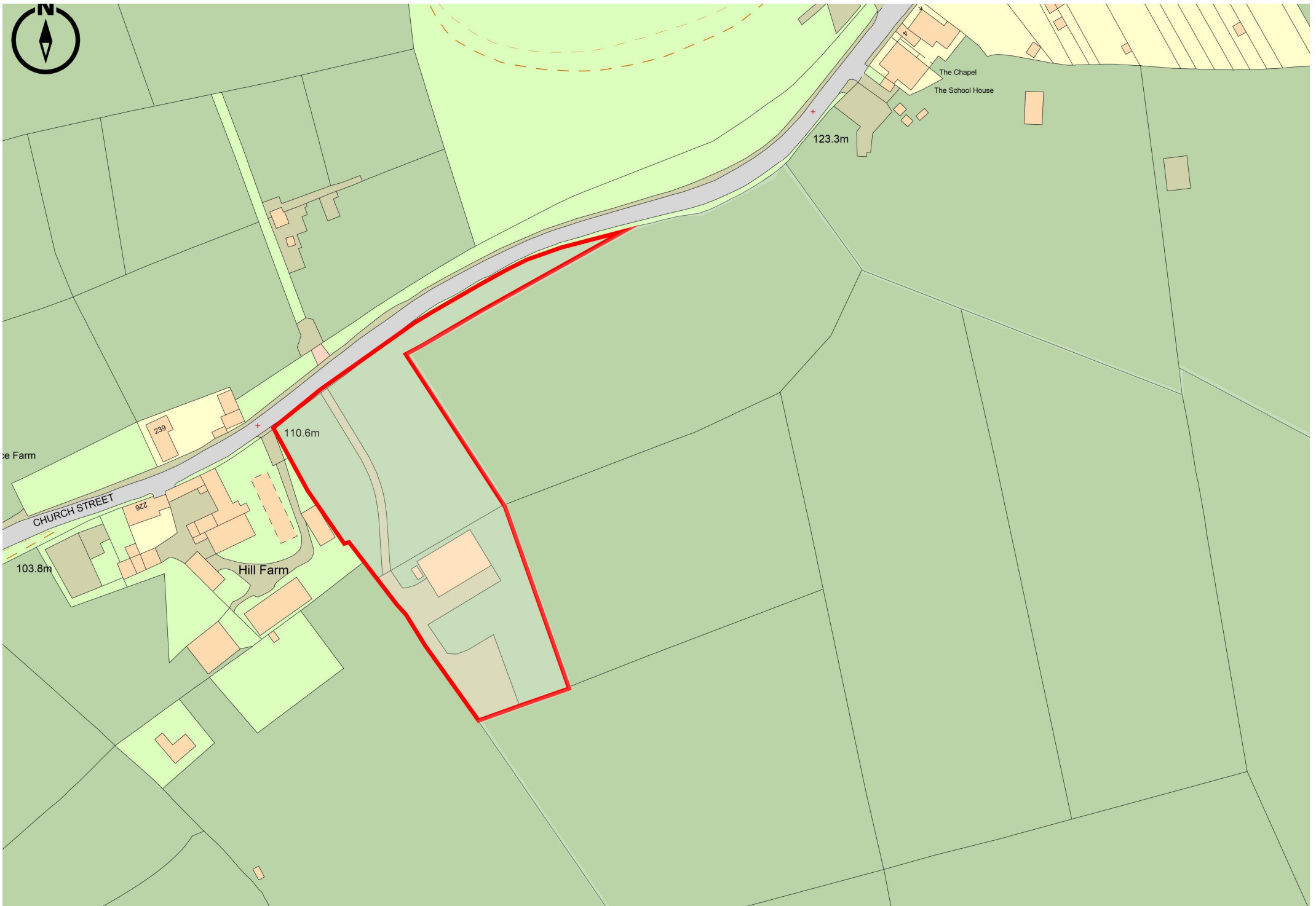
The property is offered for sale by Private Treaty.

## Local Authority:

Amber Valley Borough Council, Market Pl, Ripley, Derbyshire DE5 3BT

## 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.





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

**T:** 01629 812777

**E:** Bakewell@bagshaws.com

**www.bagshaws.com**

**In partnership with Bury and Hilton**

**Offices in:**

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811



RICS



CAAV

