



Burrows Farm Barn

Middleton by Warksworth



Burrows Farm Barn,
Burrows Lane, Middleton by Wirksworth
Derbyshire, DE4 4NA

An excellent opportunity to purchase a detached stone barn occupying a good sized plot with prior approval having been granted to convert the property to a residential dwelling.

The barn is situated on Burrows Lane on the edge of Middleton by Wirksworth and enjoys lovely westerly views down the valley.

For Sale by informal Tender

Closing date for offers

Friday 3rd March 2023 at 12 noon

Guide Price:

£100,000 - £150,000



Office - 01335 342201



ashbourne@bagshaws.com

Description:

This detached stone barn is delightfully situated off Burrows Lane on the edge of the lovely village of Middleton by Wirksworth. The barn has planning granted for change of use to a residential property sufficient to accommodate one room on the ground floor and single bedroom on the first floor. The grounds, which wrap around all sides of the barn, have been fenced and extend to approximately 0.10 acres. The land is elevated and banked to the rear of the barn and provides a splendid position to enjoy the westerly views down the valley which benefit from simply stunning sunsets in the summer months.



Directions:

From Ashbourne—Proceed towards Matlock on the B5035. Continue along the road for approximately 10 miles and at the crossroads in Middleton by Wirksworth take the left turn into the village itself and proceed through the village. Burrows Lane will be found on the right hand side just as you exit the village. The barn is the first barn on the left of Burrows Lane and will be clearly identified by the Bagshaws 'For Sale' sign.

Services:

The land has no services connected, a buyer should satisfy themselves as to the availability of services.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Viewing:

The land may be viewed on foot at any reasonable time when in possession of a copy of these particulars. There is a stone stile set within the stone wall providing foot access to the barn and land from Burrows Lane. The barn is to be viewed entirely at your own risk and please ensure it is left secured with doors closed. Please park carefully so as to not block the lane.

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. We understand that the vendor is willing to assist, where possible, to discuss and potentially grant any rights of way and easements for services which maybe required through their retained land.

Buyers costs

As a condition of any offer and sale, the buyer will be expected to pay £6000 as a contribution towards the vendors solicitor costs and agents fees.

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN .

Planning Information:

Further information on the change of use can be found on the Derbyshire Dales District Council planning portal searching under planning reference number 22/01120/PDA.

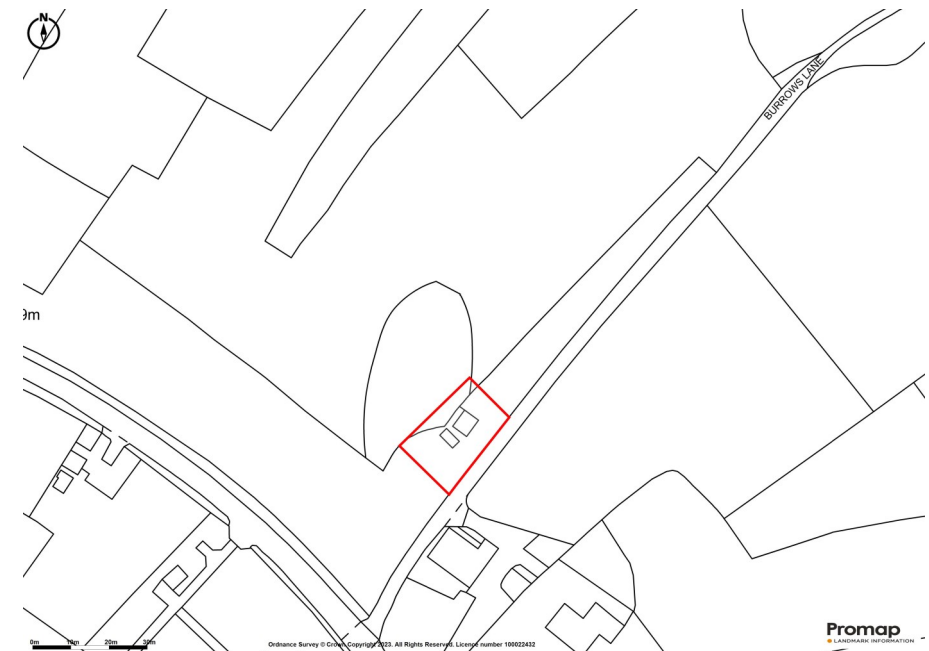
Method of Sale:

The land is offered by informal tender with the **closing date for offers to be submitted of Friday 3rd March 2023 by 12noon.**

Tenders must be submitted “for the attention of Paul Barnett” either in writing at Bagshaws Ashbourne office, Vine House, 15 Church Street, Ashbourne, Derbyshire, DE6 1AE BY Or directly via e-mail to paul.barnett@bagshaws.com

All offers should be **accompanied with proof of funds** to cover the value of the offer made. In addition any offeror will be expected to acknowledge the £6000 in addition to the offer value to be paid as a contribution towards the vendors costs.

It should be noted that the Vendor is not bound to accept the highest or indeed any tender. Any accepted offer is at the Sellers absolute discretion. No escalating offers or offers below the guide price will be considered.



Agents Notes

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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