



**Filer
Williamson**
LIMITED

RURAL PRACTICE
SURVEYORS

For Sale

Marsh Farm (Farmyard) – Residential Development Opportunity

Surveyors | Land Agents | Auctioneers | Valuers | Rural Consultants | Planners

For Sale

Marsh Farm (Farmyard) – Residential Development Opportunity

Guide Price: £1,500,000.00

OVERVIEW

A rare opportunity to acquire Marsh Farm (Farmyard) a Residential Development Opportunity / Development Site in a popular village location with Planning Consent for 8 Residential Units / Dwellings.

LOCATION

The Residential Development is located on the outskirts of the village of Etwall, Derbyshire which is situated approximately 7 miles from the City of Derby, 14 miles from the Town of Ashbourne & 13 miles from the Town of Uttoxeter.

Access to the Development Site is located off the Public Highway (A516), identifiable by the Filer Williamson 'For Sale' boards.

Etwall benefits from village amenities to include Etwall Leisure Centre, John Port Spencer Academy, Etwall Primary School, Post Office, Hairdressers, Village Shop, Church, Cricket Club, Pharmacy, Vets, Dentist and a variety of Public Houses and Eateries.

Etwall is well placed to take advantage of excellent transportation links afforded by the A50, some 2 miles away which provides access to the M1 & A38. In addition to this Etwall is ideally situated close to local transportation hubs such as East Midlands Airport and Derby Train Station.

DESCRIPTION

A rare opportunity to acquire Marsh Farm (Farmyard) a Residential Development Opportunity / Development Site in a popular village location with Planning Consent for 8 Residential Units / Dwellings.

The Farmyard Development is set in 2.35 Acres / 0.95 Hectares or thereabouts.

The site stands in an elevated position overlooking the surrounding countryside.

The Farmyard has the benefit of the following Planning Permissions: -

METHOD OF SALE

The Development Site is being offered For Sale by Private Treaty with Vacant Possession upon Completion.

RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The Land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cables, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

Purchaser: The Purchaser will be granted a Right of Way over the access track / drive to the Development Site as shown Brown on the Sale Plan.

Landowner: The Landowner will retain a Right of Way over the access track / drive to the retained Agricultural Land as shown Green on the Sale Plan.

TIMBER, MINERAL & SPORTING RIGHTS

As far as we are aware the sale includes all the Timber and Mineral Rights that may exist on the property.

BOUNDRIES

The Boundaries are as shown edged red on the Sale Plan.

MONEY LAUNDERING REGULATION

Filer Williamson Limited must comply with Anti Money Laundering Legislation. As part of the requirements, Filer Williamson Limited must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

ACCESS

Access to the Development Site is located off the Public Highway (A 516), identifiable by the Filer Williamson 'For Sale' boards.



Planning Ref Numbers:	Residential Units:	Planning Descriptions:
DMPA/2023/1642	Unit 1	Replacement Farmhouse
DMPA/2024/0172	Unit 2/3/4/5	Conversion of 2 x Traditional Buildings to 4 x Dwelling Houses
DMPN/2024/0759	Unit 6	Portal Frame Conversion to 1 x Dwelling House
DMPN/2024/0761	Unit 7	Portal Frame Conversion to 1 x Dwelling House
DPMN/2023/1634	Unit 8	Portal Frame Conversion to 1 x Dwelling House

The Planning Permissions and associated documents can be found on the South Derbyshire District Council (SDDC) website.

ADDITIONAL LAND AVAILABLE

(By Separate Negotiation)
Additional Agricultural Land is available by separate negotiation should it be required.
Supporting OS Plan available upon request.

TENURE & POSSESSION

The property is offered Freehold with Vacant Possession upon Completion

SERVICES

Water: It is understood that mains water is connected to the property.
Electricity: The electricity supply to the property has been disconnected, there are transformers and electricity poles within close proximity to the property, to enable the supply to be reconnected.
Drainage: The Landowner will grant the Purchaser rights over their retained land to enable the Purchaser to implement a drainage strategy for the Development Site should it be necessary.
Perspective Purchasers are to make their own enquiries and satisfy themselves as to the above.

DIRECTIONS

Marsh Farm, Derby Road, Etwall, Derbyshire
Postcode: DE65 6LR
What 3 Words: splinters.dissolve.salon

VIEWING

The Property may be viewed during daylight hours when in possession of a copy of these particulars of sale, care should be exercised when viewing.
Viewing strictly by foot / walking, keeping to the Development Sites boundaries.
NO Vehicles - Viewing at a person's own risk.

ADDITIONAL INFORMATION

For further information, please contact the Filer Williamson Office
T: 01283 734043
E: property@filerwilliamson.co.uk

VENDORS SOLICITORS

Nigel Davis Solicitors
3-4 Spire House
Ashbourne
Derbyshire
DE6 1DG
Email: enquiries@agriculturalsolicitors.co.uk
Tel: 01335 346772

LOCAL PLANNING AUTHORITY

South Derbyshire District Council
Civic Offices
Civic Way
Swadlincote
DE11 0AH
Tel: 01283 595795
Email: planning.apps@southderbyshire.gov.uk



Sale Plan - For Identification Purposes Only

