



GADSBY
NICHOLS

Barn Conversion Church Lane, Barrow-on-Trent, Derby, DE73 7HB
Guide Price £225,000

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FOR SALE BY AUCTION 30th JULY 2026.

AN EXCITING OPPORTUNITY FOR THE CONVERSION OF EXISTING STONE AND BRICK BARNS INTO ONE, LARGE, SINGLE RESIDENTIAL DWELLING, in a desirable village setting enjoying open aspects to the front and south. The existing barns form a U-shape, with a central courtyard. Planning permission has been granted for conversion into one single, superior, character home, comprising a spacious four-bedroomed property, of undoubted character.

There is a paddock on the opposite side of Church Lane, which was also included in the sale. We understand the paddock extends of approximately. 0.5-acres.

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THE PROPERTY



The barns currently comprise a range of single-storey barns of three-sides to a central courtyard, with gardens to both the front and rear.



LOCATION

The property is situated in the desirable village of Barrow-on-Trent, which lies approximately six-miles

south of Derby city centre, between the River Trent and Trent & Mersey Canal, both affording picturesque walks. Barrow-on-Trent has a primary school, Church, and public house, with further, more comprehensive amenities available within the village of Willington, which also benefits from a railway station providing services to Derby, Burton-upon-Trent, and Birmingham. The property is also within minutes driving distance of the A50, affording commuting to the east and west of the region, and links to the A38, M1 motorway, and is highly convenient for East Midlands International Airport.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed south along the A514 Osmaston Road, proceeding through Allenton, Shelton Lock, and Chellaston, then on reaching the A50 traffic island continue across signposted for Melbourne, before turning right (before the Crew & Harper public house) towards Barrow and Willington, take the eventual lefthand turn for Barrow-on-Trent, then at the village turn left into Brookfield, and continuing into Church Lane before finding the property on the lefthand side.

What 3 Words /// [swordfish.envy.expiring](https://www.swordfish.envy.expiring)

VIEWINGS

Viewings are direct on site. Please note, the owners of the farmhouse at number 27 Church Lane are not affiliated with the barn conversion being marketed. The barn to the righthand side of the driveway is within their ownership. The barn conversion being marketed is on the left-hand side of the driveway. Therefore, please do not contact the owners of 27. Should you have any queries, please do not hesitate to contact the office.

PLANNING PERMISSION



Planning Permission has been granted by South Derbyshire District Council, under reference DMPA/2022/1571, granted on 30th September 2023, for conversion of the barns into a single dwelling, together with providing a link between the existing barns and adjacent barn to 27 Church Lane, to form a single family home,

This offers an exciting opportunity to purchase existing barns for conversion in accordance with the planning permission granted, into a spacious, mainly single-storey with small first-floor section, detached family home extending to approximately 2,800 sq. ft./260 sqm, excluding the garage.

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PROPOSED ACCOMMODATION



The proposed accommodation will incorporate: -

GROUND FLOOR, central entrance hall, approached via the central courtyard, and opening to the north wing to the large open-plan living dining kitchen with bi-fold doors opening to the central courtyard. To the south wing, the hall will provide

access to the main formal lounge, double bedroom one with ensuite dressing room and ensuite shower room, double bedroom two with ensuite shower room, study, boot room, plant room, and cloaks/WC. **FIRST FLOOR**, approached via access from the living dining kitchen, leading to two double bedrooms, and family bathroom. **OUTSIDE**, attached double garage, and gardens to the front and rear.

We understand that the proposed property will have vehicular and pedestrian rights-of-way over the existing driveway to the farmhouse to the rear.

Further design drawings, and plans, are available from the Agents upon request.



SEPARATE PADDOCK

The property benefits from a separate paddock area, extending to approximately 0.5-acres, located on the opposite side of Church Lane, and which is included within the sale.

EXISTING ACCOMMODATION

Comprising: -

FRONT SINGLE-STOREY BARN

18.44m x 4.22m (60'6" x 13'10")

Of stone and brick construction, and comprising two cow sheds, and store.

BARN TWO

4.37m x 3.63m (14'4" x 11'11")

Incorporating two stables.

ATTACHED STABLE THREE

4.42m x 2.90m (14'6" x 9'6")

NORTH BARN

Comprising: -

COW SHEDS

5.94m x 4.70m (19'6" x 15'5")

Plus open-fronted garage.

ATTACHED STORE

5.33m x 3.05m (17'6" x 10'0")

STABLE

5.00m x 2.82m (16'5" x 9'3")

GROUNDS



At present, there are good-sized front gardens to the south onto Church Lane, with lawn and mature tree, together with a large central courtyard, which will become an integral part of the proposed development, and additional rear garden.



ADDITIONAL INFORMATION

TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

01 AUCTION DETAILS

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction

Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

02 AUCTION DEPOSIT & FEES

The following deposits and non- refundable auctioneers fees apply:

- 10% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 1.2% of the purchase price (subject to a minimum of £1,500 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

03 ADDITIONAL INFORMATION

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

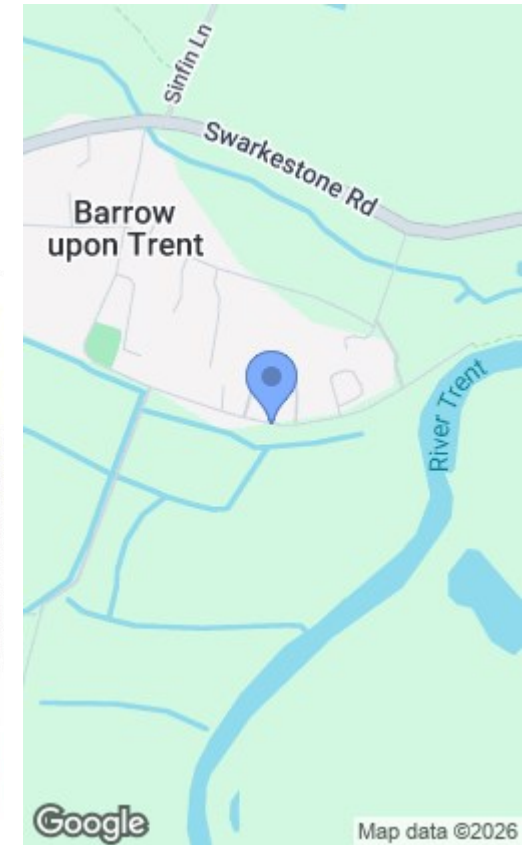
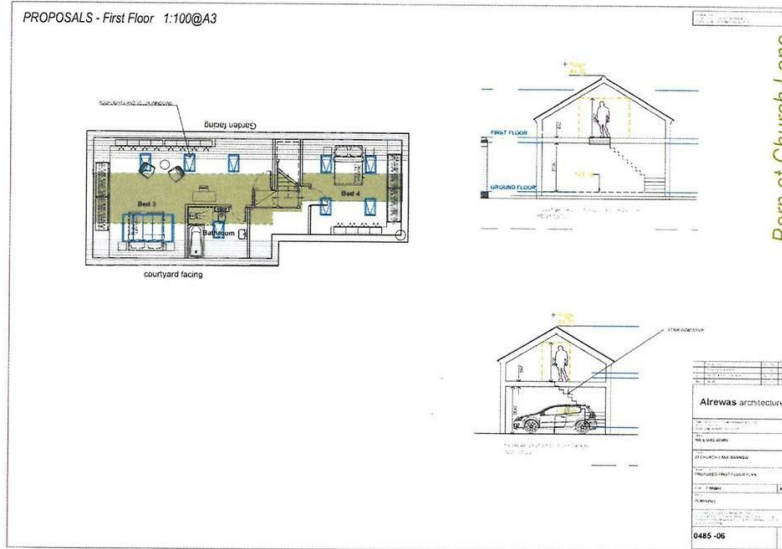
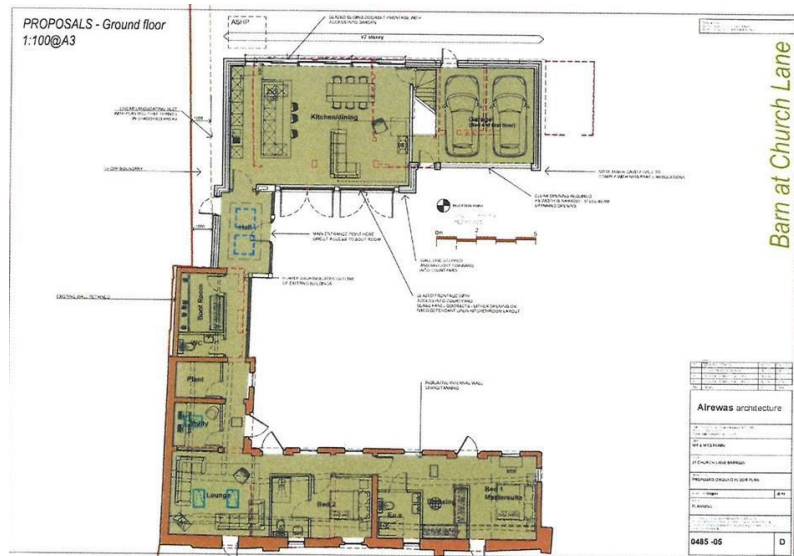
This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

04 AUCTION GUIDE PRICE & RESERVE

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

REF: R13501

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PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

Gadsby Nichols
Suite 18 Kings Chambers,
Queen Street, Derby DE1 3DE

Residential
01332 296 396
enquiries@gadsbynichols.co.uk

Commercial
01332 290 390
commercial@gadsbynichols.co.uk



www.gadsbynichols.co.uk