



## **Stone Barn, Worksop Road**

Barlborough, Chesterfield, S43 4TA

# **Guide price £120,000**

\* DETACHED TWO STOREY STONE BARN WITH PLANNING CONSENT \* APPROX 180 SQ.M.  
(1937 SQ.FT.) \* SITTING IN ITS OWN GROUNDS WITH PRIVATE ACCESS AROUND THE BARN



## Description

Traditional Stone Barn with Planning Consent for Conversion (shown approx edged orange on the attached Site Plan).

An excellent opportunity to purchase a detached traditional two storey stone barn constructed under a pitched roof with planning permission for 10 bedroomed accommodation with living area, kitchen and toilet facilities as detailed within the Bolsover District Council planning consent - Planning Ref: 11/00143/FUL (in connection with a wider equestrian use consent). Planning will be required to change the use to a single dwelling or other uses.

The property sits within its own grounds with a private access around the barn.

## Floor Area

Total floor areas over two floors - approx. 180 sq.m.

## Services

Mains electricity connected. The Seller to arrange connection to mains water.

Septic tank for foul drainage to be installed by the Buyer within its curtilage.

## Planning Authority

Bolsover District Council 11/00143/FUL

## Tenure

Freehold with vacant possession

## Local Authority & Planning

All enquiries should be directed to:

Bolsover District Council  
The Arc  
High Street  
Clowne  
Derbyshire  
S43 4JY

01246 242424

## Viewing Arrangements

For further information or to arrange a viewing, please contact the agents:

Lisa Griffiths | 01246 232156 | [lisa@wtparker.com](mailto:lisa@wtparker.com)  
Rachael Grange 01246 232156 | [rachael@wtparker.com](mailto:rachael@wtparker.com)

## Lotting Plan



## Site Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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