

+ CO



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LAND AT
ST HELEN'S HOUSE FARM
ST HELEN'S LANE
WIRKSWORTH

PROPOSED IMAGES

The Haybarn, DE4

£275,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



BUILDING PLOT FOR A STUNNING CONTEMPORARY HOME SET IN AROUND THIRD OF AN ACRE PLOT WITH BEAUTIFUL VIEWS - An exciting opportunity to acquire an exceptional building plot in an idyllic position on the edge of the charming Derbyshire town of Wirksworth.

A genuine rarity to the market, this superb plot offers the chance to build your dream home in a truly stunning setting, enjoying outstanding countryside views towards Bolehill and Black Rock, which must be seen to be fully appreciated.

The plot benefits from full detailed planning consent for the construction of an impressive contemporary detached home extending to approximately 1,600 sq ft and set within this generous plot of around a third of an acre. The property will have driveway access and parking for three cars.

Derbyshire Dales Planning Reference: 24/00904/FUL





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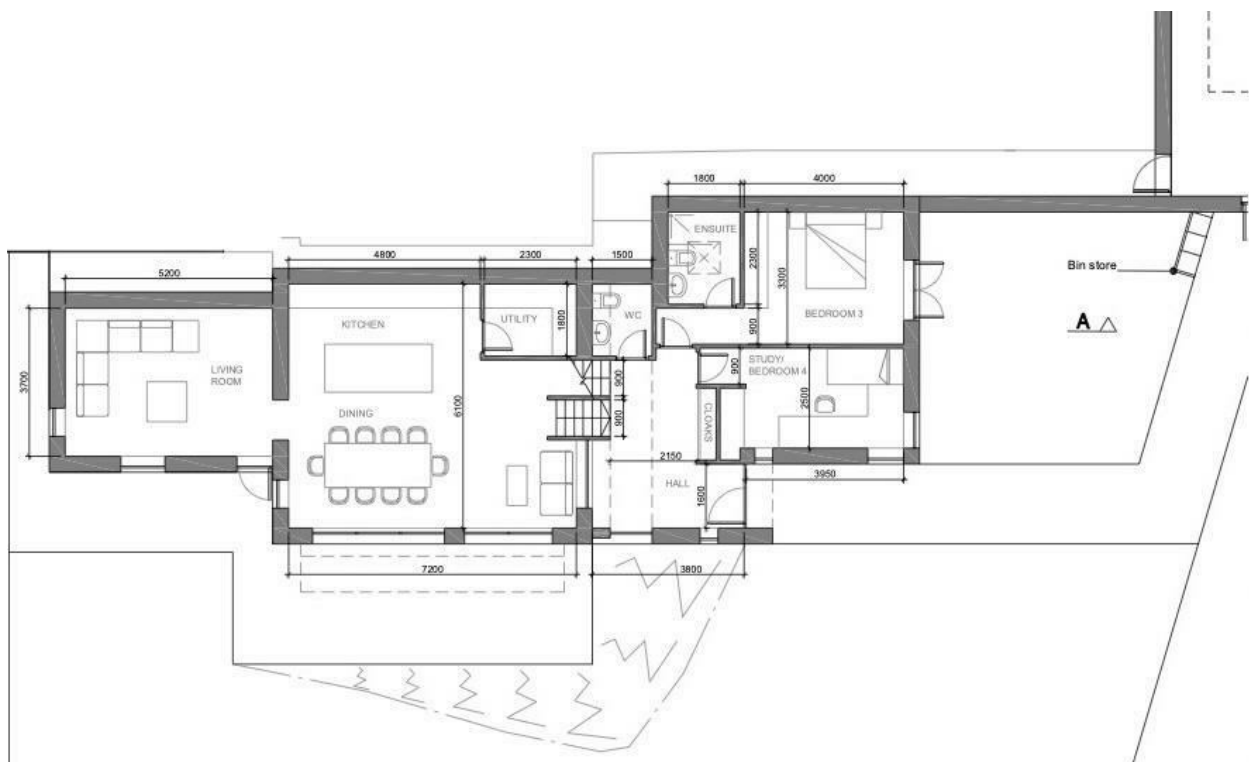
The Location

Wirksworth — recently named by The Sunday Times as the best place to live in Derbyshire — is one of the county's oldest towns and a popular base for exploring the Peak District. The historic country houses of Chatsworth House, Haddon Hall, Hardwick Hall, Bolsover Castle, Kedleston Hall and Tissington are all within easy reach, while the opportunities for outdoor pursuits in the Peak District National Park and nearby Carsington Water are extensive.

Located approximately 14 miles from Derby, 23 miles from Nottingham and 27 miles from Sheffield, Wirksworth has become increasingly popular with commuters, while retaining its strong sense of community and lived-in character. The town offers a good selection of independent shops, cafés, restaurants and notable pubs, as well as the independent Northern Light Cinema.

Wirksworth also has a thriving arts scene, centred around the renowned Wirksworth Festival, which takes place over two weeks each September. A market is held every Tuesday, alongside a farmers' market on the first Saturday of every month.

St Helen's House Farm is situated around a 10-minute walk from the centre of Wirksworth.



The Particulars

- Building Plot - Stunning Contemporary Barn with Around 1/3 Acre Plot
- A True Rarity to the Market - Opportunity to Build Dream Home
- Superb Views - Towards Black Rock & Bolehill
- Derbyshire Dales Planning Reference: 24/00904/FUL
- Entrance Hallway, WC, Living Room, Dining Kitchen & Utility Room
- Four Bedrooms, Two En-Suites & Bathroom
- Driveway Access & Three Parking Spaces & Extensive Plot - Field to Rear
- Delightful Position on the Edge of Wirksworth
- Idyllic Position on the Edge of Wirksworth - Surrounded by Open Countryside
- Easy Access to Matlock, Belper & Ashbourne

Size

Approx 1593.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

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Let's *Talk*

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