



The Steading, Main Road, Elvaston, Derby, DE72 3EQ

An exciting and interesting development opportunity, with conditional planning consent for conversion and extension, to six residential dwellings.

Would equally suit a lovely Family dwelling, with the potential to convert the outbuildings to offices or holiday lets, subject to obtaining the necessary planning consents.

Existing dwelling house, with garages – 4,360 sq. ft./405m².
Existing leisure/office and workshop block – 3,237 sq. ft./300.74m²
Within a site of 2.1-acres/0.85-hectares, or thereabouts

£895,000

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LOCATION

The Steading is located off Main Street, Elvaston, lying approximately four-miles to the south-east of the City of Derby. Elvaston is synonymous with the Grade II Listed Elvaston Castle Park and Gardens, and the subject property is on the southern border of the Estate.

Elvaston is a popular residential location and benefits from excellent transportation links, with ease of access to the A50, A52, M1 and M42 motorways. In addition, the East Midlands International Airport is approximately eight-miles to the south.

DESCRIPTION

The Steading once formed part of the Elvaston Castle Estate and, more particularly, the adjoining Farmhouse. The Farmhouse was built circa. mid-18th Century, and The Steading is believed to originally have been barns and stabling used in conjunction with the Farm. The majority of the buildings are likely to have been constructed between the mid-19th Century and early-1900's. At some stage in the past the Titles were split, and The Steading now comprises two linear buildings, with a dog-leg to the eastern building forming a courtyard, together with garden and extensive grounds.



The residential accommodation is provided within a building on the eastern side of the courtyard. The property is predominantly single-storey with a two-storey element to the centre, and is of brick construction under a pitched Staffordshire Blue tile-clad roof. The property has retained many original features, including exposed roof trusses and beams, has double glazed timber-framed windows, and provides four/five reception rooms, together with three bedrooms, utility room, bathroom, and cloaks to the ground floor.



There is a galleried landing leading to a bedroom suite, with en-suite bathroom and dressing room off, together with a secondary dressing room and further shower room. Internal access is provided to a triple garage, with three up-and-over doors, two of which are electrically-assisted. The dwelling house a large patio area to the rear, and extensive garden area with a range of mature trees and shrubs, pond, and access down to a further grassed paddock area.

The opposite outbuildings comprise workshop, with former swimming pool, (please note, some remedial works are required to the pool), changing rooms, sauna, and WC, together with office space and kitchenette.

The property was granted 'conditional' planning consent in 2019 for redevelopment into six residential dwellings. Architects drawings, prepared by Lathams, showing the existing accommodation, together with the planning drawings, are appended to these details.

Whilst the property is suitable for development, in our opinion, part or all of the outbuildings could be converted to office or commercial space, or alternatively, into holiday accommodation, subject to obtaining the necessary planning consents.

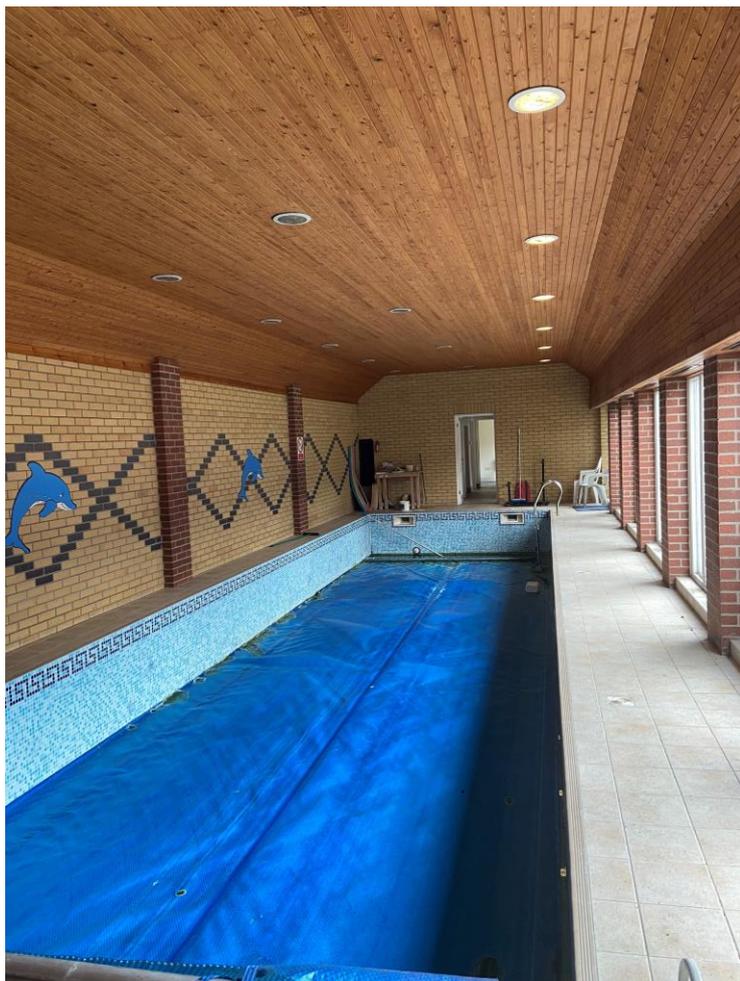
ACCOMMODATION/FLOOR AREAS

The property has an existing gross internal area (GIA) of approximately 7,597 sq. ft./705.76m². On a split basis, we estimate that the main dwelling house, together with garages, extends to 4,360 sq. ft./405m² GIA, and with the commercial/leisure element, 3,237 sq. ft./300.74m².

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The planning consent for redevelopment into six residential units, includes two small extensions, and if built-out each unit will have the following GIA: -

Unit 1	3,240 sq. ft. / 301m ²
Unit 2	1,195 sq. ft. / 111m ²
Unit 3	700 sq. ft. / 65m ²
Unit 4	721 sq. ft. / 67m ²
Unit 5	893 sq. ft. / 83m ²
Unit 6	936 sq. ft. / 87m ²



PLANNING

The property has existing and established use rights for C3 Residential Dwelling, as defined by the Town and Country Planning (Use Classes) Order 1987.

The property also benefits from 'conditional' planning consent for the redevelopment into six residential units, and this was granted, subject to conditions, by South Derbyshire District Council, under application code DMBA/2019/0887. A copy of the Planning Decision Notice is available upon request.

It is our opinion, that the site could have other potential uses including offices, clinic, leisure, and so forth, and would recommend that any interested parties discuss their requirements with the local Planning Officer.



SERVICES

Mains gas, electricity, water, and drainage are believed to be connected to the site.

COUNCIL TAX BANDING

From enquiries of the Valuation office Agency (VOA) website, we note the property currently falls within Council Tax Band G, within the jurisdiction of South Derbyshire District Council.

ENERGY PERFORMANCE CERTIFICATE (EPC)

From online enquiries of the EPC register, we note the property has a current EPC rating of E52 from 2016. A copy of the EPC can be made available upon request.

PRICE

£895,000 (eight hundred and ninety-five thousand pounds).

VIEWINGS

Strictly by prior appointment through Gadsby Nichols: -
Andrew Nichols – 01332 290390
andrewnichols@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDER POLICY (AML)

In accordance with AML regulations, TWO forms of identification will be required from the successful tenant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with proof of funds.

SUBJECT TO CONTRACT

