



**Manor Farm**  
Walton-on-Trent, Swadlincote



# MANOR FARM





# Exciting development opportunity



**Manor Farm, Drakelow Road,  
Walton-on-Trent, Swadlincote, DE12 8NB**



**An exciting development opportunity within a  
much sought-after rural area with excellent  
commuter links.**

- Traditional farmhouse plus buildings and yard area
- Planning consent for conversion to seven dwellings
- Approximately 10,047 sq ft GIA of accommodation granted under the current planning permission, Reference: DMPA/2022/0711
- Site extending to about 1.53 acres in all.



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# MANOR FARM



## Situation

The farmhouse and buildings are located just outside the rural village of Walton-on-Trent, home to a Grade II Listed Parish Church, a Church of England Primary School, a pub and restaurant and a cricket club. Within just 2.2 miles is the vibrant Barton under Needwood which offers further amenities such as a doctors' surgery, chemist, post office a collection of pubs and shops. Burton upon Trent can be reached in around 5.6 miles for more facilities. The area is very well served by major transport links with access to the A38 in less than a mile and the A50 and M6 Toll within easy reach. Rail links from Lichfield and

Tamworth provide direct access to Birmingham and London. Local attractions include Tuckleholme Nature Reserve and Rosliston Forestry Centre which offers activities including walking, cycling, falconry, archery and fishing.

## Description

Planning permission was granted under Application Number DMPA/2022/0711 on 18<sup>th</sup> February 2023 for the conversion of the existing farmhouse into three dwellings and the conversion of a range of traditional red brick barns into four dwellings by South Derbyshire District Council.

The conversion works are to be completed within three years of the date of decision. It also requires the conversion of brick built outbuildings in order to provide communal storage areas.



# Planning consent for conversion to seven dwellings

According to the granted permission, the residential units are as proposed below:

**Plot 1 – Approximately 1,495 sq ft / 138.9 sq m GIA**

Two storey accommodation : sitting room, dining kitchen, cellar, wc, master bedroom with ensuite, two further bedrooms, family bathroom

**Plot 2 – Approximately 1,687 sq ft / 156.8 sq m GIA**

Two storey accommodation : sitting room, dining kitchen, cellar, wc, master bedroom with ensuite, two further bedrooms, family bathroom  
The Accommodation

**Plot 3 – Approximately 1,306 sq ft / 121.4 sq m GIA**

Two storey accommodation : sitting room, dining kitchen, cellar, wc, master bedroom, one further bedroom, family bathroom

**Plot 4 – Approximately 1,692 sq ft / 157.2 sq m GIA**

Two storey accommodation : sitting room, dining room, dining kitchen, cellar, wc, master bedroom with dressing area and ensuite, two further bedrooms and family bathroom

**Plot 5 – Approximately 1,198 sq ft / 111.3 sq m GIA**

Two storey accommodation : sitting room, dining kitchen, wc, study/bedroom three to the ground floor, two further bedrooms, family bathroom

**Plot 6 – Approximately 1,642 sq ft / 152.6 sq m GIA**

Two storey accommodation : sitting room, dining room, dining kitchen, wc, master bedroom with dressing area and ensuite, two further bedrooms and family bathroom

**Plot 7 – Approximately 1,027sq ft / 95.5 sq m GIA**

Detached single storey accommodation: sitting room, study area, dining kitchen, two bedrooms and a family bathroom

**Ancillary Storage unit – Approximately 858 sq ft / 79.8 sq m GIA**

Communal brick store within the centre of the courtyard.





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## Grounds

Each plot will have its own private garden and designated parking spaces in the communal area and it is proposed that there will be visitor parking spaces for the development.

## Condition of sale

Any potential purchaser, and their successor, will not be able to object to any plans/applications in regards to the proposed bypass and bridge.

## Method of Sale

To be sold by Private Treaty. Our client has requested unconditional offers only.

## Services

The purchaser will be responsible for seeking an independent connection to water and electricity, as well as installation of an independent private drainage system.

None of the services, appliances, heating installations, broadband, plumbing or electrical systems have been tested by the selling agents.

## Tenure

The property is sold freehold with vacant possession.

## Local Authority

South Derbyshire District Council

Website : <https://www.southderbyshire.gov.uk/>

Telephone : 01283 595795

Planning Reference: DMPA/2022/0711

## Public Rights of Way, Wayleaves and Easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

## Plans and Boundaries

The plans within these particulars are based on Ordnance Survey data and provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

## Viewings

By strict appointment through Fisher German LLP.

Telephone: 01530 410840

Email: [centralagency@fishergerman.co.uk](mailto:centralagency@fishergerman.co.uk)

## Directions

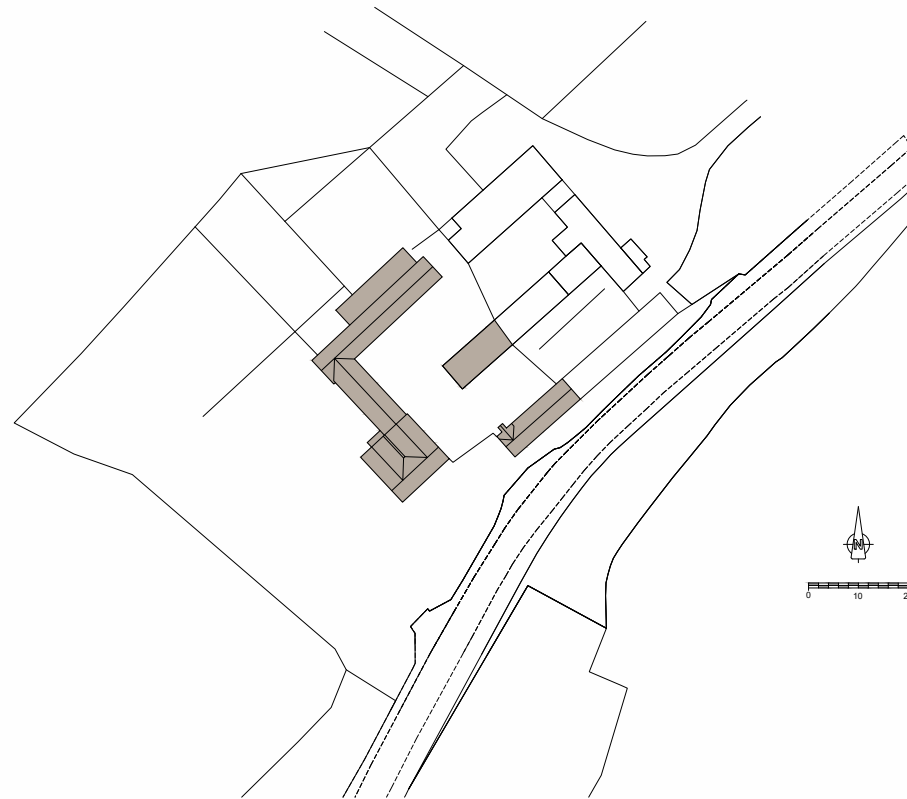
Postcode – DE12 8NB

What3words - ///ruffle.wizard.aquatics

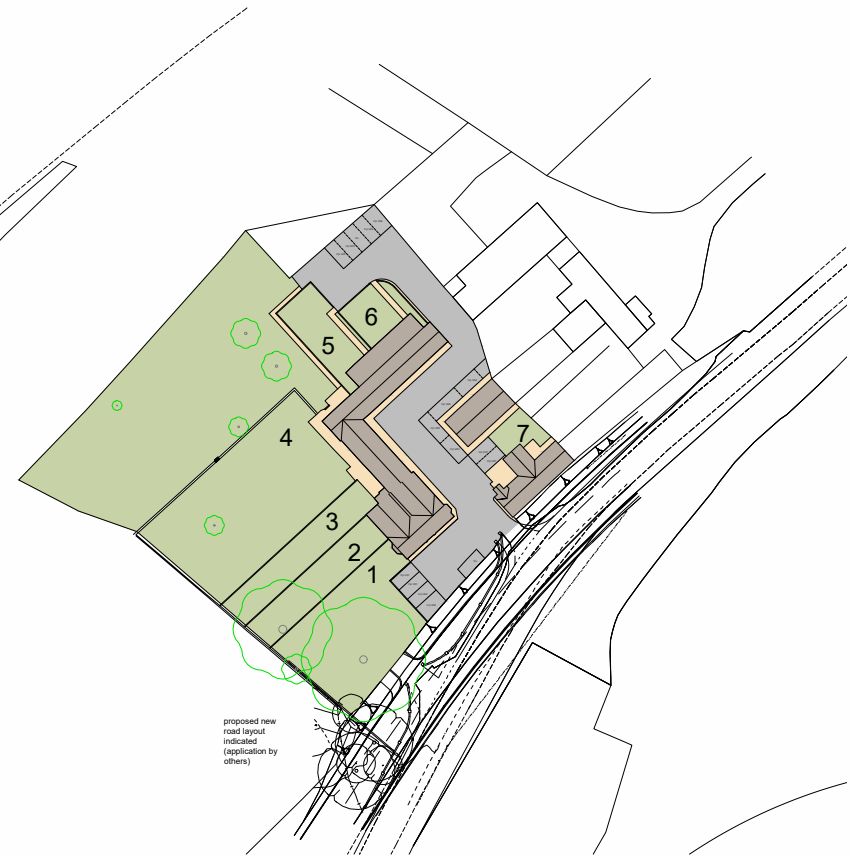
From Burton upon Trent take the A511 south towards Midway. After crossing the river turn right onto Stapenhill Road, go straight over the roundabout and continue onto Main Street, which turns into Rosliston Road and then Walton Road. Manor Farm is on the right hand side just before you reach the village of Walton on Trent.



# Existing and proposed block plans



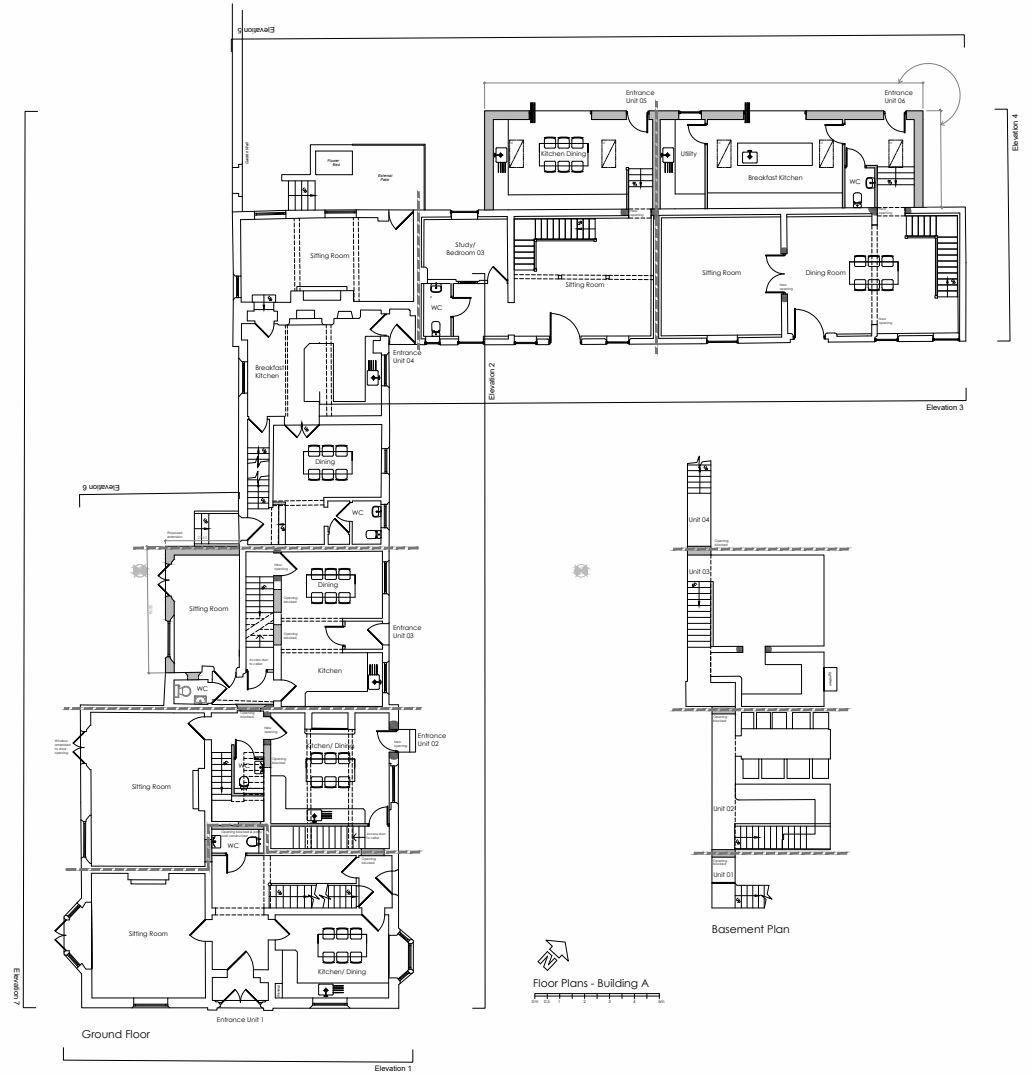
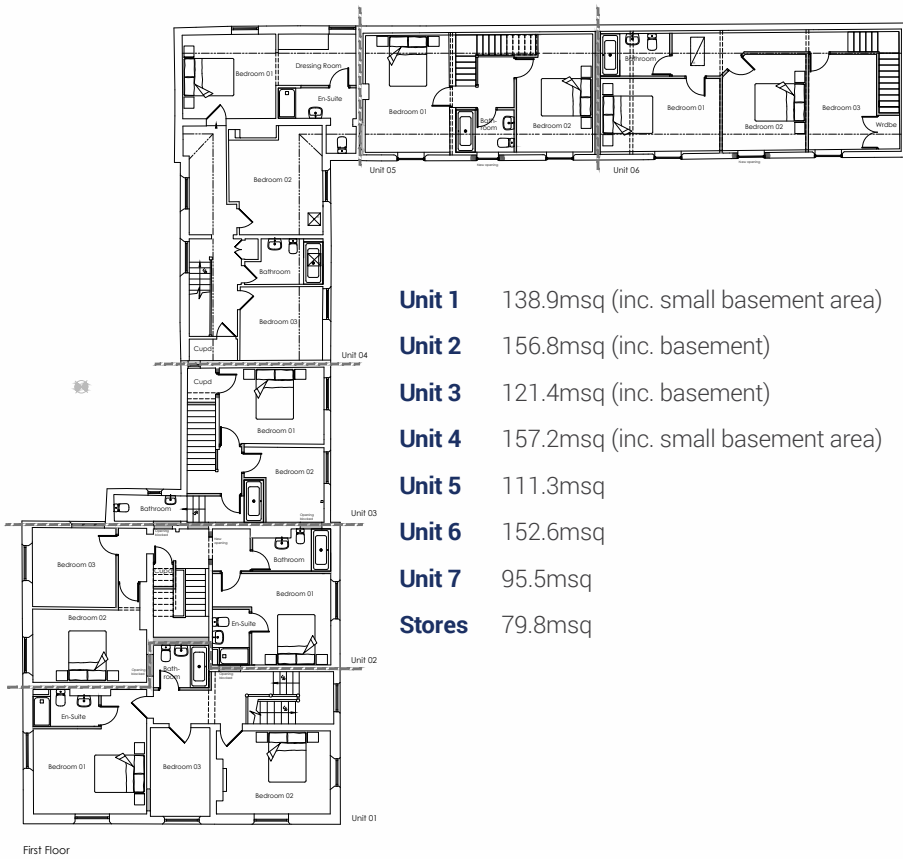
Existing Block Plan



Proposed Block Plan

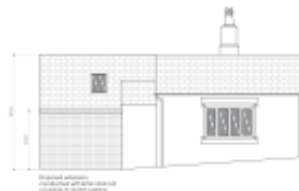
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## Floor plans as proposed

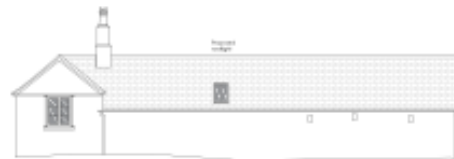




# Elevations as proposed



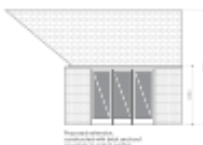
Building B Elevation 8



Building B Elevation 9

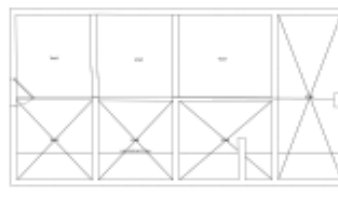


Building B Elevation 10



Building B Elevation 11

## Elevations as proposed



Building C Elevation 12



Building C Elevation 13



Building C Elevation 14



Building C Elevation 15

# MANOR FARM





# Situated in a sought-after rural area with excellent commuter links



	<b>Approximate Travel Distances</b>
	<b>Locations</b> <ul style="list-style-type: none"><li>Barton under Needwood – 2.2 miles</li><li>Burton upon Trent – 5.6 miles</li><li>Lichfield – 9.8 miles</li><li>Tamworth – 10.9 miles</li></ul>
	<b>Nearest Stations</b> <ul style="list-style-type: none"><li>Burton-on-Trent - 4.9 miles</li><li>Tamworth - 10.9 miles</li></ul>
	<b>Nearest Airports</b> <ul style="list-style-type: none"><li>East Midlands Airport – 25.4 miles</li><li>Birmingham Airport – 28.3 miles</li></ul>

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Particulars dated March 2023. Photographs dated January 2023.



