

Lambert
Smith
Hampton



FOR
SALE

WILDERSLEY FARM & COTTAGES

WILDERSLEY ROAD | BELPUR | DERBYSHIRE | DE56 1PD

EXECUTIVE SUMMARY

- Listed farmhouse and converted outbuildings.
- Significant opportunity to grow existing holiday let business.
- Three separate trading properties.
- Additional development potential subject to obtaining necessary consents.

OPPORTUNITY OVERVIEW

Wildersley Farm and Cottages is a group of three trading holiday let properties located within close proximity of the village of Belper. With off-road parking, high-quality interiors, and excellent views, this group of properties are well positioned to provide an ideal holiday let experience of the wider Derbyshire area.

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LOCATION

The opportunity is located on the outskirts of Belper, in easy reach of the Peak District National Park as well as Matlock, Derby and Nottingham. Belper, is situated in the Derwent Valley Mills World Heritage site and is accessible to Matlock (11 miles), Ashbourne (11 miles), Nottingham (16 miles) and Derby (8 miles).

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FARM HOUSE

Detached three storey stone-built former farmhouse.

BEDROOMS

Six bedrooms: 1 x super-king-size with en-suite freestanding bath, separate walk-in shower, basin, heated towel rail and WC, 1 x second-floor super-king-size, 1 x second-floor double with freestanding bath and heated towel rail in room with en-suite basin and WC, 1 x king-size, 1 x double with en-suite walk-in shower, basin, heated towel rail and WC, 1 x twin.

GUESTS

Accommodation for 12 guests.

EXTERIOR

Private multi-level patio area with seating, including sunloungers, sunken fire pit and hot tub

HEATING

Gas central heating and underfloor heating in open-plan living space.

FILE SHARE

A dataroom containing asset specific information, plans and is available by request.

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HUNTERS LODGE

Detached two storey brick-built former outbuilding.

BEDROOMS

Three bedrooms: 1 x ground-floor double with en-suite walk-in shower, basin, heated towel rail, and WC, 1 x ground-floor double, 1 x first-floor, mezzanine-style double

GUESTS

Accommodation for 6 guests.

EXTERIOR

Enclosed garden with patio, furniture, barbecue, fire pit and hot tub

HEATING

Gas central heating.

FILE SHARE

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THE LODGE

Detached single storey lodge.

BEDROOMS

Three bedrooms: 1 x king-size with en-suite, 1 x double, 1 x triple bunk (double below, single above)

GUESTS

Accommodation for 7 guests.

EXTERIOR

Non-enclosed patio with furniture, barbecue, sun loungers and hot tub

HEATING

Electric wall heating system.

FILE SHARE

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DEVELOPMENT OPPORTUNITY

The total site area comprises approximately 1.42 acres.

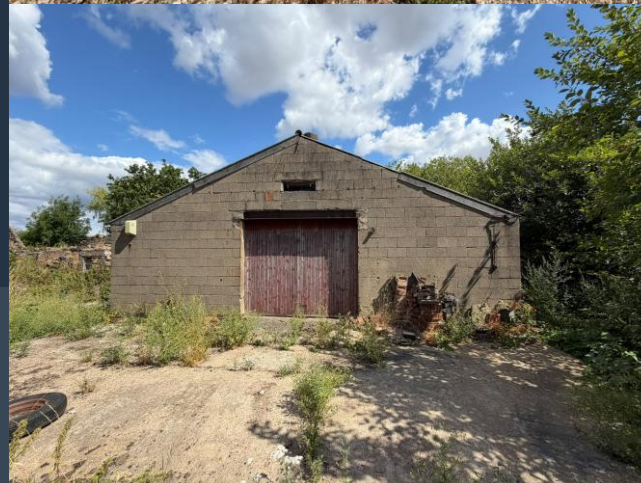
Subject to the necessary planning consents, the site itself may offer longer-term development potential.

There is a now lapsed 2005 historic planning permission (ref AVA/2005/0056) for redevelopment to provide a two bedroom residential dwelling and the part-built terrace (including the erection of a first floor) for use as six bedroom dwelling.

Interested parties are advised to make their own enquiries in this regard with the local planning authority.

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SALES PROCESS & Basis of Offer

- The site is for sale via informal tender. Offers are invited to acquire the freehold interest with vacant possession.
- All bidders are required to complete the Bid Submission Template. Bidders should submit their bid by email to James Strong (jstrong@lsh.co.uk) at Lambert Smith Hampton. All offers are subject to contract.
- The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.
- It is requested in the first instance that potential buyers express interest directly with the selling agent.

VIEWINGS

Onsite inspection is strictly by appointment with the sole selling agent LSH.

TENURE

The site is held freehold (DY513132 & DY342570) with vacant possession available on completion.

VAT

The client advises that VAT will not be applicable on this sale.

Anti – Money Laundering

The selected purchaser will need to be validated for money laundering regulations.

CONTACT

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