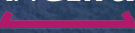




Lees Hall Farm, Boylestone, DE6 5AA


**ANDREW
GRANGER & CO**


Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS





Key Features

- Off-market rural development opportunity.
- Class Q planning permission granted for the conversion of agricultural buildings into 9 dwellings.
- Attractive listed red-brick farmhouse requiring modernisation.
- Further planning application currently awaiting determination of selected agricultural barns and the erection of 5 new-build dwellings.
- Rural location with convenient access to major transport links.

LOCATION

Lees Hall Farm is located within the small village of Harehill, forming part of the civil parish of the sought-after village of Boylestone. The property enjoys a peaceful rural setting whilst remaining conveniently accessible to the nearby market towns of Ashbourne and Uttoxeter, lying approximately 7 miles south of Ashbourne and 10 miles north-west of Uttoxeter. The city of Derby is approximately 16 miles to the east, with these together providing an extensive range of amenities, schools and services.

The larger village of Boylestone, located approximately 1 mile to the south-east, offers a traditional rural community with local amenities nearby, whilst the surrounding area is predominantly agricultural in nature, characterised by rolling countryside, quiet country lanes, public footpaths and bridleways. Good road links are available via the A50 and A515, providing access to the wider Midlands road network.

DESCRIPTION

An opportunity to acquire a rural residential development site extending to approximately 3.15 acres (1.27 hectares), comprising a Grade II listed red-brick farmhouse, a substantial range of traditional and modern farm buildings, and an associated yard area, situated in a rolling countryside location in South Derbyshire.

The site offers substantial development potential and benefits from Class Q planning approval for the conversion of existing agricultural buildings into residential units. In addition, a planning application has been submitted seeking consent for the demolition of the existing agricultural buildings and the construction of new residential dwellings.

Situated within open countryside yet conveniently located close to local services and transport links, the property occupies an attractive and accessible rural setting.





PLANNING PERMISSION

Currently, the site benefits from Class Q planning permission to convert the existing agricultural buildings into 9 dwellings.

Planning Application References:

DMPN/2023/1324 (approval for conversion of into 5 dwellings)

DMPA/2024/1156 (approval for conversion into 4 dwellings)

In addition, there is currently an application submitted to South Derbyshire Local Authority to demolish some of the existing agricultural buildings and built new build dwellings, which is currently awaiting decision:

DMPA/2025/1591 (Demolition of 2 existing agricultural buildings (one of which benefits from prior approval for residential conversion for 5 dwellings ref. DMPN/2023/1324), the change of use, conversion and extension of existing agricultural barns to up to 4 residential dwellings and erection of up to 5 new-build dwellings).

THE FARMHOUSE

The farmhouse has a breadth of retained period features, and benefits from a kitchen, large walk in pantry, WC, storeroom, sitting room and dining room to the ground floor, two double bedrooms with ensuites, one single bedroom, main bathroom, with two further substantial attic rooms and a third attic room which contains the water tank. The farmhouse has a Gross Internal Area of approximately 3200 square feet.

TENURE

The property will be sold freehold with vacant possession.

SERVICES

The property is connected to mains electricity, water, gas central heating and a private drainage system.

VIEWING

Viewings to be by appointment only. Please contact Eloise Baker or Peter Chennells.

LAND REGISTRY

The site is registered with the Land Registry on the below title number:

DY230644 (Part Of)

METHOD OF SALE

The property is offered for sale via private treaty.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The agent is not aware of any rights of way, wayleaves or easements. The Property is sold subject to and with the benefit of all rights of way, easements, wayleaves and other rights, whether mentioned in these particulars or not.

LOCAL PLANNING AUTHORITY

The site lies within the South Derbyshire Local Authority.

FURTHER INFORMATION

For any further information please contact Eloise Baker or Peter Chennells at the Andrew Granger Rural Office in Loughborough:

Peter Chennells

Tel: 01509 243720

E-mail: peter.chennells@sheldonbosleyknight.co.uk

Eloise Baker

Tel: 01509 243720

E-mail: eloise.baker@sheldonbosleyknight.co.uk

DISCLAIMER

These particulars are intended as a guide only and do not form part of any contract. All descriptions, plans, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves as to their accuracy by inspection or otherwise. The Property is offered subject to contract, prior sale and withdrawal without notice.

PLAN

The plan with red lines are based on Ordnance Survey data and provided for reference purposes only. The vendor not the Vendor's agent are responsible for defining the boundaries or the ownership.





Produced on Land App, Jan 2, 2024.
© Crown copyright and database rights 2020 Ordnance Survey licence number 100030222

Scale 1:250 @ A1
N

KEY

- Existing structures to be demolished
- Existing hedging
- Proposed native hedging
- Proposed native scrubland
- Drainage channel / watercourse/riparian measures
- Proposed surface water drainage
- Removable reinforced ground with surface water run-off storage & attenuation under
- Pedigree/management plan and drainage field
- Public Right of Way
- Public Right of Way (Disputed)
- Proposed native tree planting
- Existing trees



STUDIO SPICER ARCHITECTS

111 Pharsall Street, Stratford upon Avon
Warwickshire, CV37 9JH
01827 255452
www.studio-spicer.co.uk

Client: Avon Estates Ltd

Project: Less Hall Farm

Address: Marjory Lane
Boyfstone
DE6 5AA

Drawing title: Proposed Site Plan

Scale: 1:250 @ A1 Date: 24/02/2023

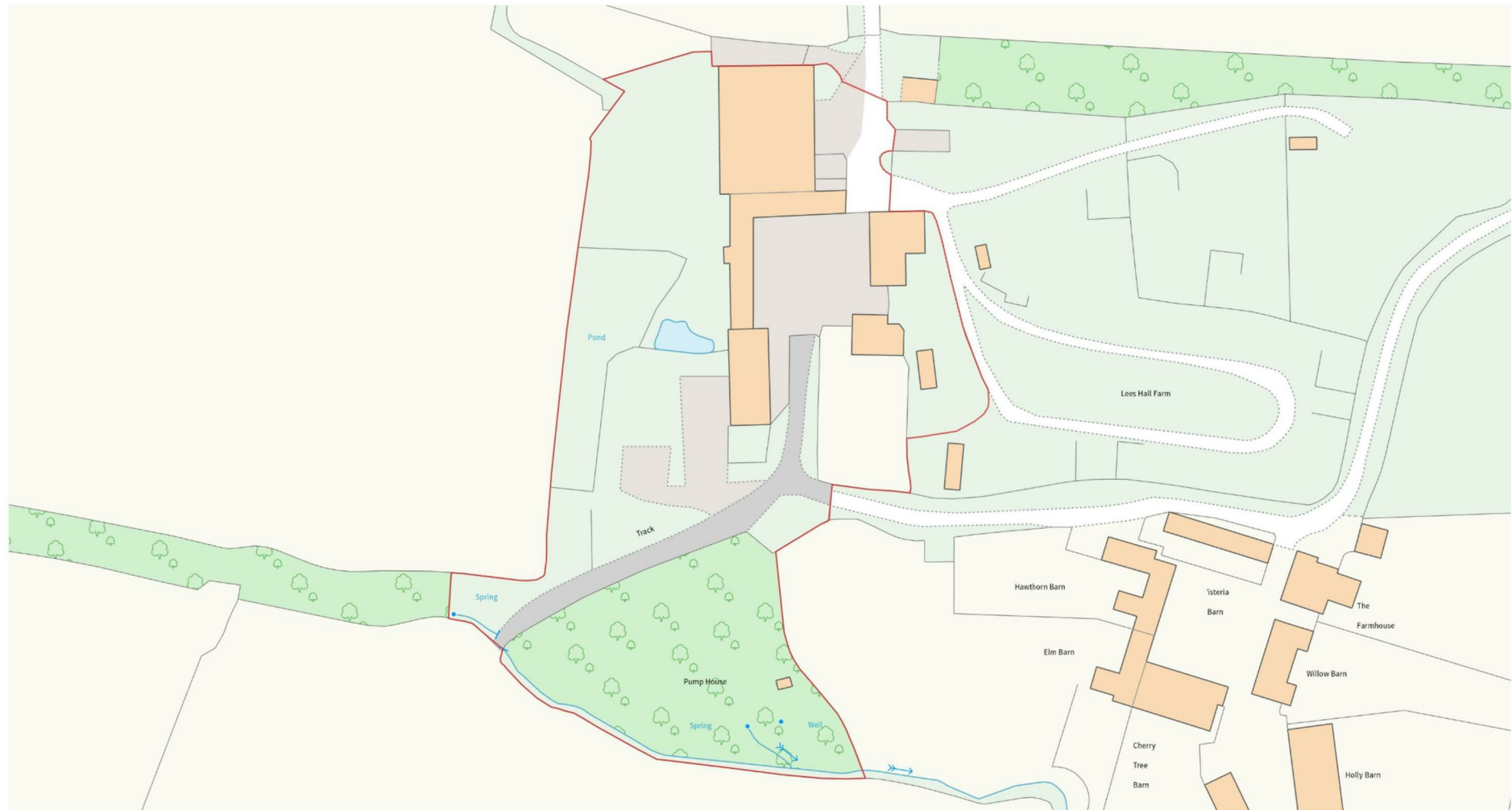
CAD File: 521_Less Farm - Planning R14.rvt C:\AD\General\Vectorworks

Rev: 521_AR_331_002_C

Copyright © Studio Spicer Architects



STUDIO SPICER ARCHITECTS
Proposed Site Plan
PLANNING



Produced on Land App, Jun 2, 2026.
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100059532)

50 m
Scale 1:1250 (at A4)



To arrange a viewing please contact our Rural (AG) Sales office on 01509 243720