





An exceptional opportunity to acquire a rural barn conversion scheme set within a private, tucked-away setting on the edge of the sought-after village of Ockbrook. Benefiting from planning consent for the conversion of four existing barns into three distinct luxury homes, this beautifully laid out site is ideal for developers, bespoke builders, or private investors seeking character-rich homes with countryside charm.

Planning Ref: ERE/I023/0047



BARN 1 - L Shaped Dwelling (Approx. 186 m²)

A spacious and distinctive family home with an L-shaped footprint and generous accommodation. This characterful conversion includes: - Main entrance hall & rear access - Large kitchen / dining area - Vaulted lounge with feature glazing - Study / home office - Utility room & WC - Four double bedrooms - Principal with en-suite - Gallery-style landing - Family bathroom
Landscaped private garden

BARN 2 - 4 Bed Dwelling (Approx. 120 m²)

A traditional barn conversion with a well-considered layout, offering balanced family accommodation with period charm: - Entrance hall - Open plan kitchen / dining space - Lounge - Utility room & guest WC - Four bedrooms including: - Master bedroom with en-suite - Family bathroom - Study - Private garden.

BARN 3 - Steel Barn Conversion (Approx. 235.8 m²)

A contemporary and dramatic conversion of a former steel-framed barn, offering a modern, open living space: - Glazed entrance via link building - Expansive kitchen / dining room with central island - Vaulted lounge with glazed sliding doors - Study / home office - Utility & cloakroom with shower - Three double bedrooms: - Master with full en-suite - Bedrooms 2 & 3 with en-suites - Private garden.

LOCATION

Ockbrook is a picturesque Derbyshire village located conveniently between Derby and Nottingham, offering rural living with excellent access to the A52 and M1. The area is surrounded by countryside



walks, charming public houses, and respected local schooling.

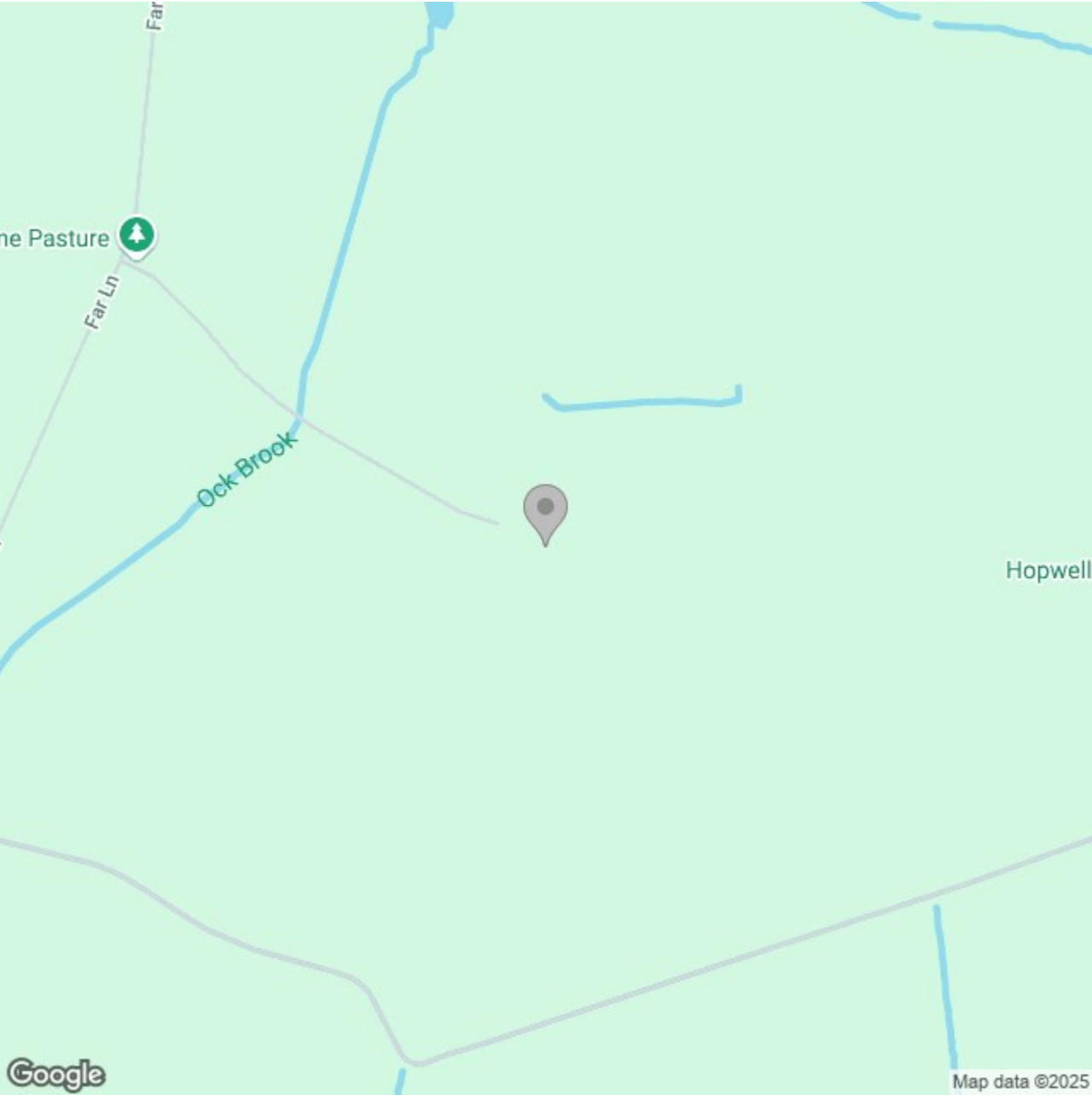




PLANNING REFERENCE

ERE/1023/0047

To view the planning reference please scan the QR code with your phone.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC