



Dovelowe Farm

Ashbourne, Derbyshire

Carter Jonas

## Dovelowe Shields Lane Ashbourne Derbyshire DE6 2EF

### Productive poultry unit and three bedroom bungalow.

We are pleased to advertise this award winning poultry unit to the market, completed in the early 1980s and capable of housing up to 84,000 birds. This unit comprises four poultry growing sheds along with ancillary buildings for water, power generation and staff welfare facilities. All poultry rearing equipment along with the biomass boilers will be made available to the purchaser.

In all the site extends to 3.17 acres.

For sale by private treaty as a whole.



### Property

Dovelowe Farm comprises a three bedroom bungalow with parking on a tarmac driveway, surrounding the house is a well proportioned garden laid to lawn. Located in the garden is a detached brick office building that has been used as a farm office.

Flowing the tarmac driveway to the west are four poultry sheds capable of housing 21,000 birds in each shed. These buildings are powered by mains with a generator back up and have water management systems. Also attached to the buildings is a biomass generator with around £50,000 pa of income remaining on its current tariff.

### Location

The nearest village is Rocester 2.5 miles to the south west of the property. Rocester has a good range of facilities and amenities but more can be found in Ashbourne, 6.6 miles to the north east and Uttoxeter to the south.

The nearest A road is the A50 which is 6 miles to the south and this leads directly to the M6 motorway.

The property is well located for easy access into the Peak District and its dramatic landscape.

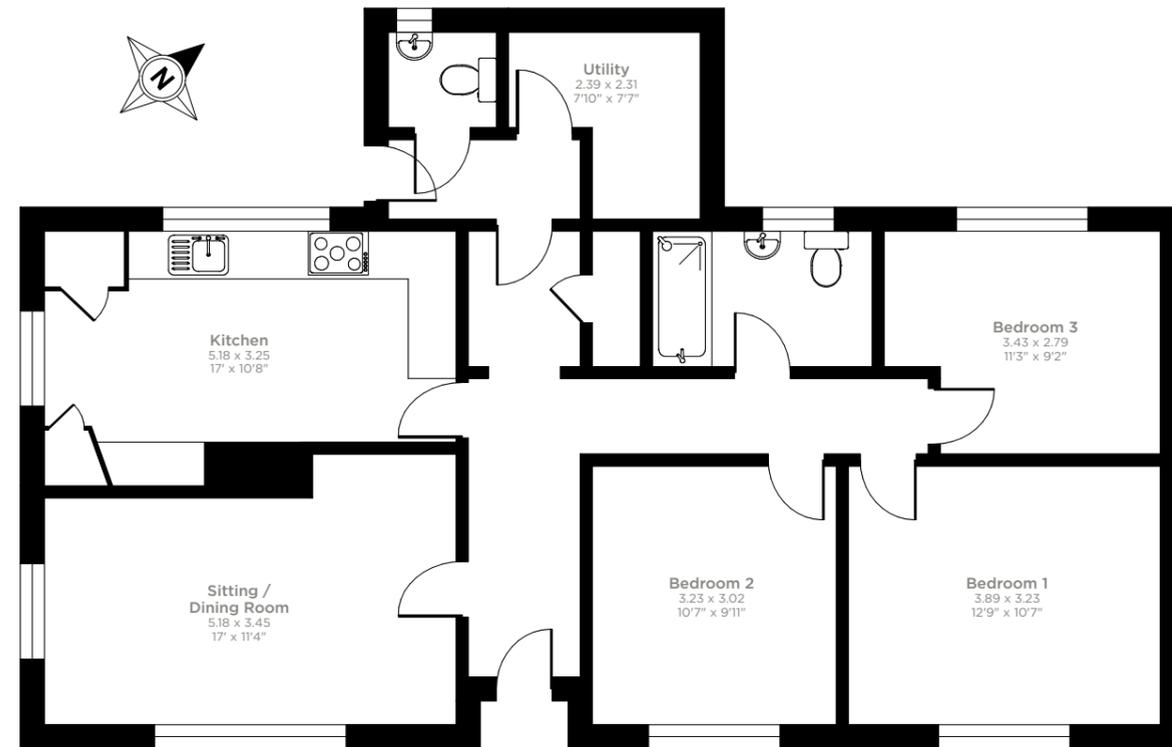
# Floor plan

**Dovelowe**  
Shields Lane Ashbourne  
Derbyshire  
DE6 2EF

**Approximate gross internal area:**  
1058 sq ft (98.2 sq m)

**Total:**  
45093 sq ft (4189.1 sq m)

For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.



Ground Floor



## Farmhouse

The bungalow comprises a detached red brick structure under a tiled roof and offers the following accommodation:

- Entrance hall
- Living room
- Kitchen
- Three bedrooms
- Bathroom

The property is set in a large curtilage with a large lawn and small paddock adjacent bounded with stock proof fencing ideal for some pets or an expansive vegetable patch.





## Farm Buildings

The buildings comprise the following:

- 1 - Timber framed and clad poultry building  
70m x 14m
- 2 - Biomass boiler storage container 6.10m  
x 2.44m
- 3 - Timber framed and clad poultry building  
70m x 14m
- 4 - Biomass boiler storage container  
6.10m x 2.44m
- 5 - Timber framed and clad poultry building  
70m x 14m
- 6 - Timber framed and clad poultry building  
70m x 14m
- 7 - Water treatment building
- 8 - Generator shed 3.05m x 3.05m
- 9 - Pump Room 2.84m 2.36m
- 10 - Staff welfare room 4.57m x 2.74m
- 11 - Shed 1.84m x 1.78m
- 12- storage room (adjacent bungalow)  
4.83m x 4.65m
- 13 - Office (adjacent bungalow)  
4.65m x 3.71m

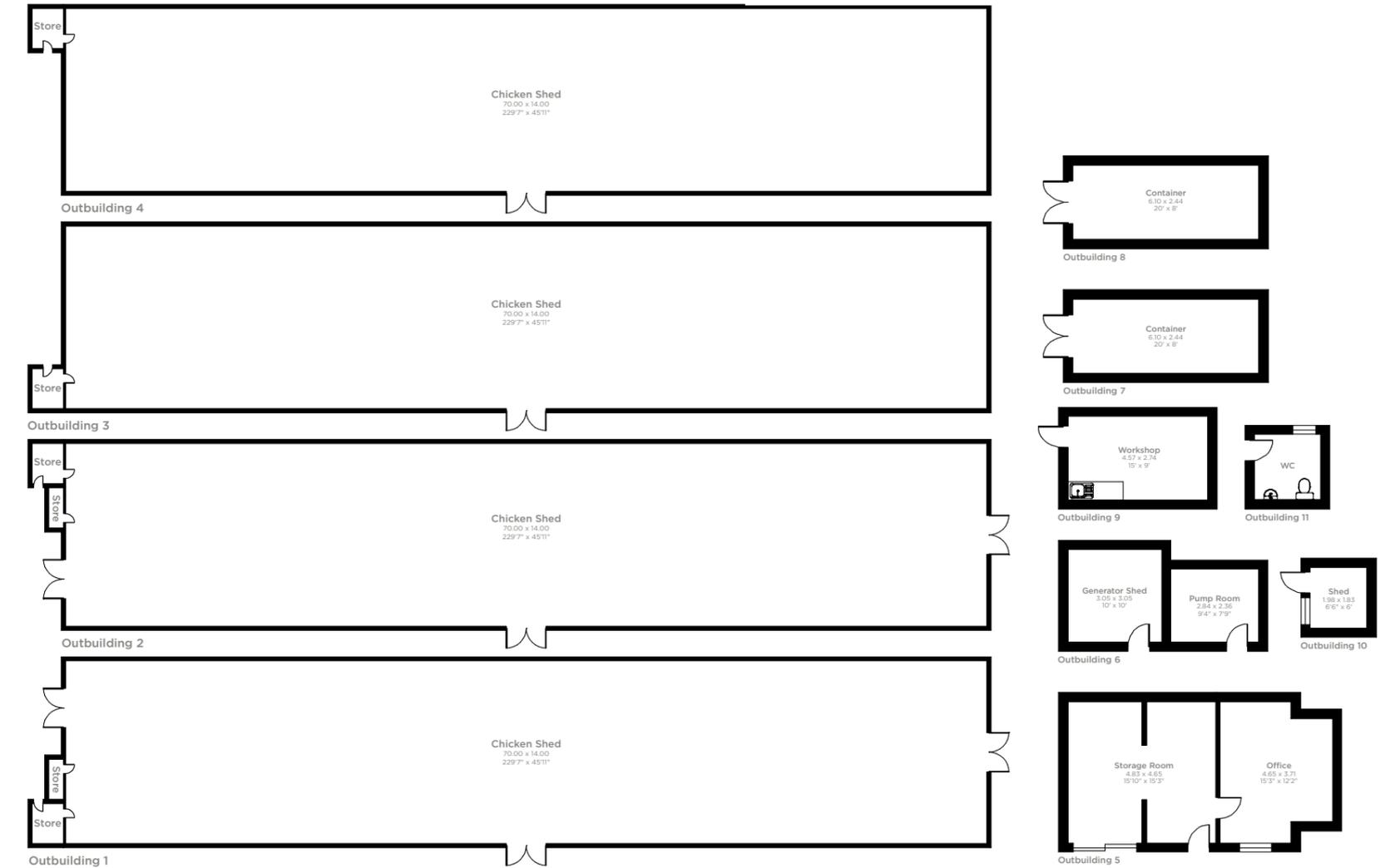
All the buildings are on concrete floors  
concrete floors, externally the yard is also of  
good quality concrete.

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**Outbuildings:**  
44035 sq ft (4090.9 sq m)

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## Method of letting

The property is offered for sale by private treaty.

## Tenure & Possession

Vacant possession will be given upon completion after the 31st July.

## Planning

The Bungalow has permission granted and works have been suitably commenced for a substantial extension.

We are informed that the bungalow has an agricultural tie which is still in force.

Potential development site, subject to planning. Purchasers to make their own enquiries.

## Additional Information

The property is currently undergoing renovation from Moy Park. The bungalow and the buildings will benefit from redecoration and renovation prior to completion.

## Fixtures & Fittings

All fittings and Fixtures for the running of the poultry business are included within the sale.

## Services

Mains water and three phase electricity is connected to the site, power backed up by diesel generator. Drainage for the bungalow is dealt with by a septic tank.

## EPC Rating

The property is currently rated as 43 E and has the potential to rise to 82 B

## Viewings

Viewings are to be arranged and accompanied by someone from Carter Jonas.

## Directions

From Darley Moor on the A515 head west along the B5033. This road becomes Green Lane. At the end of the lane turn left heading towards Roston and the property is located approximately 1 mile south on your right hand side.



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## Oxford

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## National Rural Agency

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## Important information

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