



## Maywood Farm Rushy Lane, Risley Derby, DE72 3SW

Offered for sale is the former carpark and buildings of Maywood Golf Course Risley, with planning permission to develop 8 separate dwellings on approximately 0.89 hectares with the condition to return a further approximate 0.38 hectares of parking to a grass paddock. The proposed 8 dwellings will include 4 new build properties on existing footprint, conversion of the former clubhouse to create 2 properties, the renovation of the original farm house and the renovation of a single storey workshop to create a bungalow. Access to the site is from Rushy Lane, along a private driveway with a right of access.

Plans for the development can be found on the Erewash Borough Council website at the following address;

<https://register.civicacx.co.uk/Erewash/Planning/Details/ShowDetails?id=6367&pcid=0fb69c87-de1c-455f-bace-ae4ee1838a793&dpid=DocumentsPage>

### Clubhouse;

Unit 1A 1708 sq ft

Unit 1B 1574 sq ft

### Original Barn;

Unit 2 1893 sq ft

### Large Barn;

Unit 3A 1748 sq ft

Unit 3B 1532 sq ft

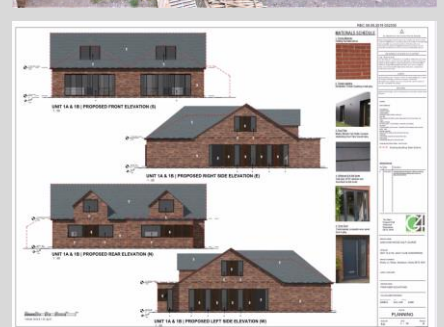
Unit 3C 1779 sq ft

### Farm House;

Unit 4 2034 sq ft

### Bungalow;

Unit 5 695 sq ft.



**Offers over  
£1,450,000**



### Unit 1A Clubhouse Conversion

4 Bedroom bedroom left hand semi detached property including 5 bathrooms and two reception rooms.

### Unit 1B Clubhouse Conversion

4 Bedroom bedroom right hand semi detached property including 3 bathrooms and two reception rooms.

### Unit 2 Single Storey Courtyard Barn Conversion / Newbuild on existing footprint.

Existing building to be rebuilt in the style of a barn conversion allowing single storey accommodation including 3 bedrooms, 3 bathrooms, 3 reception rooms and a separate gym.

### Unit 3A Newbuild on existing footprint.

4 bedrooms including 2 on the ground floor, 3 bathrooms and 2 reception rooms.

### Unit 3B New Build on existing footprint.

3 bedrooms on the first floor, 3 reception rooms and 3 bathrooms.

### Unit 3C New build on existing footprint.

3 bedrooms on the first floor, 2 reception rooms and 3 bathroom.

### Unit 4 Farm House Renovation

Three storey, 5 double bedroom detached farm house including 3 bedrooms on the first floor, 2 bedrooms on the second floor, 1 bathroom and 2 reception rooms.

Paddock Approximately 0.96 Acres / 0.38 Hectres

### Unit 5 Single Storey Conversion to Bungalow

Single storey detached property for conversion to a spacious 1 bedroom bungalow. The property has been updated by the current owners to form a watertight building which is ready to be fitted out.

Erewash Borough Council Planning Application Number  
0919/0013



### Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**



# Energy performance certificate (EPC)

|   |                           |  |
|---|---------------------------|--|
| Maywood Farm<br>Rusby Lane<br>Risley<br>DERBY<br>DE72 3SW | Energy rating<br><b>D</b> | Valid until: 9 December 2024<br>Certificate number: 8544-7722-3459-8018-7902 |
|---|---------------------------|--|

Property type  
Detached house

Total floor area  
175 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 91   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 60   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

